

RESIDENTIAL CONSTRUCTION DIGEST

Edmonton



Date Released: July 2016

Canada

Housing market intelligence you can count on



Contents



Edmonton Metropolitan Area

All Housing Starts for the Current Month	1a
All Housing Starts: Year to Date 2016.....	1b
Single Family Housing Starts by Zone and House Type for the Current Month.....	2a
Single Family Housing Starts by Zone and House Type: Year to Date 2016.....	2b
Multiple Family Housing Starts by Zone, Type and Tenure for the Current Month	3a
Multiple Family Housing Starts by Zone, Type and Tenure: Year to Date 2016.....	3b
All Housing Completions for the Current Month.....	4a
All Housing Completions: Year to Date 2016.....	4b
Single Family Housing Completions by Zone and House Type for the Current Month.....	5a
Single Family Housing Completions by Zone and House Type: Year to Date 2016.....	5b
Multiple Family Housing Completions by Zone, Type and Tenure for the Current Month	6a
Multiple Family Housing Completions by Zone, Type and Tenure: Year to Date 2016.....	6b
All Housing Under Construction by City Zone for the Current Month.....	7
Single Family Housing Under Construction by Zone and Type for the Current Month	8
Multiple Family Housing Under Construction by Zone, Type and Tenure for the Current Month.....	9
All Housing Starts by Month: 2015 vs. 2016.....	10
All Housing Completions by Month: 2015 vs. 2016.....	11
All Housing Under Construction by Month: 2015 vs. 2016.....	12
Single Family Housing Starts by Month and House Type: Year to Date 2016	13
Single Family Housing Completions by Month and House Type: Year to Date 2016.....	14
Single Family Housing Under Construction by Month and House Type: Year to Date 2016.....	15
Multiple Family Housing Starts by Month, Type and Tenure: Year to date 2016.....	16
Multiple Family Housing Completions by Month, Type and Tenure: Year to Date 2016.....	17
Multiple Family Housing Under Construction by Month, Type and Tenure: Year to Date 2016	18
All Complete and Unabsorbed Units by Zone and Type for the Current Month.....	19
All Complete and Unabsorbed Units by Month and Type.....	20
Complete and Unabsorbed Single Units by Zone and House Type for the Current Month.....	21
Complete and Unabsorbed Single Units by Month and House Type.....	22
Complete and Unabsorbed Multiple Units by Zone, Type and Tenure	23
Complete and Unabsorbed Multiple Units by Month, Type and Tenure.....	24
Single Units Unabsorbed by Zone and Months Since Completion as of Month End.....	25
Multiple Units Unabsorbed by Zone and Months Since Completion as of Month End	26
Single Detached Dwellings Unabsorbed by Zone and Price Range for the Current Month.....	27
Single Detached Dwellings Unabsorbed by Month and Price Range Year to Date 2016.....	28

LEGEND

Single Family	Text
Multiple Family	Text
Single + Multiple Family.....	Text

Contents

Single Detached Dwellings Absorbed by Zone and Price Range for Current Month	29a
Single Detached Dwellings Absorbed by Zone and Price Range: Year to Date 2016	29b
All Absorbed Units by Zone and Type for the Current Month	30a
All Absorbed Units by Zone and Type Year to Date 2016	30b
Absorbed Single Units by Zone and House Type for the Current Month	31a
Absorbed Single Units by Zone and House Type Year to Date 2016	31b
Absorbed Multiple Units by Zone, Type and Tenure for the Current Month	32a
Absorbed Multiple Units by Zone, Type and Tenure Year to Date 2016	32b
Absorbed Single Detached Units by Zone and House Type Average and Median Price for Current Month	33a
Absorbed Single Detached Units by Zone and House Type Average and Median Price	33b
All Absorbed Units from Inventory by Zone and Type the Current Month	34a
All Absorbed Units from Inventory by Zone and Type Year to Date 2016	34b
Absorbed Single Units from Inventory by Zone and House Type for the Current Month	35a
Absorbed Single Units from Inventory by Zone and House Type Year to Date 2016	35b
Absorbed Multiple Units from Inventory by Zone, Type and Tenure for the Current Month	36a
Absorbed Multiple Units from Inventory by Zone, Type and Tenure Year to Date 2016	36b
All Absorbed Units at Completion by Zone and Type for the Current Month	37a
All Absorbed Units at Completion by Zone and Type Year to Date 2016	37b
Absorbed Single Units at Completion by Zone and House Type for the Current Month	38a
Absorbed Single Units at Completion by Zone and House Type Year to Date 2016	38b
Absorbed Multiple Units at Completion by Zone, Type and Tenure for the Current Month	39a
Absorbed Multiple Units at Completion by Zone, Type and Tenure Year to Date 2016	39b
All Percent Absorbed at Completion by Zone for the Current Month	40
Alberta Centres of 10,000 + Population	
Housing Starts for the current month	41
Housing Starts: Year to Date 2016	42
Housing Completions for the current month	43
Housing Completions: Year to Date 2016	44
Housing Under Construction for the current month	45

Zone Map

Table 1a: Edmonton Metropolitan Area
Housing Starts: June 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	—	0	0	—	0	0	—
North Central	19	11	72.7	12	13	-7.7	31	24	29.2
Northeast	19	28	-32.1	12	18	-33.3	31	46	-32.6
Northwest	19	53	-64.2	22	18	22.2	41	71	-42.3
South Central	7	12	-41.7	6	27	-77.8	13	39	-66.7
Southeast	44	79	-44.3	56	67	-16.4	100	146	-31.5
Southwest	60	137	-56.2	287	406	-29.3	347	543	-36.1
West	50	75	-33.3	44	92	-52.2	94	167	-43.7
Total Edmonton City	218	395	-44.8	439	641	-31.5	657	1,036	-36.6
Beaumont Town	8	10	-20.0	6	8	-25.0	14	18	-22.2
Calmar Town	0	0	—	0	0	—	0	0	—
Devon Town	1	0	—	0	0	—	1	0	—
Fort Saskatchewan City	14	25	-44.0	18	35	-48.6	32	60	-46.7
Gibbons Town	0	0	—	0	0	—	0	0	—
Leduc City	6	21	-71.4	8	26	-69.2	14	47	-70.2
Leduc County	10	4	150.0	0	0	—	10	4	150.0
Morinville Town	2	0	—	8	0	—	10	0	—
Parkland County	12	17	-29.4	0	0	—	12	17	-29.4
Spruce Grove City	12	9	33.3	29	58	-50.0	41	67	-38.8
St. Albert City	11	11	0.0	9	4	125.0	20	15	33.3
Stony Plain Town	8	6	33.3	4	6	-33.3	12	12	0.0
Strathcona County	18	35	-48.6	20	6	233.3	38	41	-7.3
Sturgeon County	13	14	-7.1	0	0	—	13	14	-7.1
First Nations	0	0	—	0	0	—	0	0	—
Other Centres	2	6	-66.7	0	0	—	2	6	-66.7
Total Rural	117	158	-25.9	102	143	-28.7	219	301	-27.2
Grand Total	335	553	-39.4	541	784	-31.0	876	1,337	-34.5

Table 1b: Edmonton Metropolitan Area
Housing Starts: Year-to-Date 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	—	0	0	—	0	0	—
North Central	72	47	53.2	63	963	-93.5	135	1,010	-86.6
Northeast	145	205	-29.3	224	348	-35.6	369	553	-33.3
Northwest	141	335	-57.9	112	636	-82.4	253	971	-73.9
South Central	49	64	-23.4	87	126	-31.0	136	190	-28.4
Southeast	330	422	-21.8	400	711	-43.7	730	1,133	-35.6
Southwest	387	641	-39.6	934	2,159	-56.7	1,321	2,800	-52.8
West	254	426	-40.4	219	572	-61.7	473	998	-52.6
Total Edmonton City	1,378	2,140	-35.6	2,039	5,515	-63.0	3,417	7,655	-55.4
Beaumont Town	61	57	7.0	24	26	-7.7	85	83	2.4
Calmar Town	3	5	-40.0	0	4	—	3	9	-66.7
Devon Town	3	3	0.0	2	0	—	5	3	66.7
Fort Saskatchewan City	42	104	-59.6	108	181	-40.3	150	285	-47.4
Gibbons Town	0	0	—	0	0	—	0	0	—
Leduc City	46	98	-53.1	47	78	-39.7	93	176	-47.2
Leduc County	37	55	-32.7	7	0	—	44	55	-20.0
Morinville Town	10	25	-60.0	8	14	-42.9	18	39	-53.8
Parkland County	39	68	-42.6	0	0	—	39	68	-42.6
Spruce Grove City	63	136	-53.7	109	150	-27.3	172	286	-39.9
St. Albert City	56	78	-28.2	478	40	1,095.0	534	118	352.5
Stony Plain Town	28	44	-36.4	20	36	-44.4	48	80	-40.0
Strathcona County	64	136	-52.9	210	273	-23.1	274	409	-33.0
Sturgeon County	43	55	-21.8	0	0	—	43	55	-21.8
First Nations	0	0	—	0	0	—	0	0	—
Other Centres	6	16	-62.5	6	4	50.0	12	20	-40.0
Total Rural	501	880	-43.1	1,019	806	26.4	1,520	1,686	-9.8
Grand Total	1,879	3,020	-37.8	3,058	6,321	-51.6	4,937	9,341	-47.1

Table 2a: Edmonton Metropolitan Area
Single-Detached Housing Starts by Zone and House Type: June 2016

Area	Bungalow			Split Level			Two Storey			Undetermined/Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	1	3	-66.7	0	0	--	18	8	125.0	0	0	--	19	11	72.7
Northeast	0	0	--	0	0	--	19	28	-32.1	0	0	--	19	28	-32.1
Northwest	1	2	-50.0	0	2	-100.0	18	45	-60.0	0	4	-100.0	19	53	-64.2
South Central	2	0	--	0	0	--	4	11	-63.6	1	1	0.0	7	12	-41.7
Southeast	0	0	--	0	0	--	44	78	-43.6	0	1	-100.0	44	79	-44.3
Southwest	1	4	-75.0	1	2	-50.0	58	122	-52.5	0	9	-100.0	60	137	-56.2
West	2	4	-50.0	1	1	0.0	47	65	-27.7	0	5	-100.0	50	75	-33.3
Total Edmonton City	7	13	-46.2	2	5	-60.0	208	357	-41.7	1	20	**	218	395	-44.8
Beaumont Town	0	0	--	0	0	--	8	10	-20.0	0	0	--	8	10	-20.0
Calmar Town	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Devon Town	0	0	--	0	0	--	1	0	--	0	0	--	1	0	--
Fort Saskatchewan City	0	0	--	0	0	--	0	6	-100.0	14	19	-26.3	14	25	-44.0
Gibbons Town	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Leduc City	0	1	-100.0	0	0	--	5	20	-75.0	1	0	--	6	21	-71.4
Leduc County	2	0	--	0	0	--	1	3	-66.7	7	1	600.0	10	4	150.0
Morinville Town	0	0	--	0	0	--	0	0	--	2	0	--	2	0	--
Parkland County	0	1	-100.0	0	0	--	2	2	0.0	10	14	-28.6	12	17	-29.4
Spruce Grove City	0	2	-100.0	9	0	--	2	7	-71.4	1	0	--	12	9	33.3
St. Albert City	1	0	--	0	0	--	6	0	--	4	11	-63.6	11	11	0.0
Stony Plain Town	0	1	-100.0	0	0	--	5	4	25.0	3	1	200.0	8	6	33.3
Strathcona County	0	2	-100.0	0	0	--	3	0	--	15	33	-54.5	18	35	-48.6
Sturgeon County	1	0	--	0	0	--	0	0	--	12	14	-14.3	13	14	-7.1
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	2	4	-50.0	0	0	--	0	0	--	0	2	-100.0	2	6	-66.7
Total Rural	6	11	-45.5	9	0	--	33	52	-36.5	69	95	-27.4	117	158	-25.9
Grand Total	13	24	-45.8	11	5	120.0	241	409	-41.1	70	115	-39.1	335	553	-39.4

Table 2b: Edmonton Metropolitan Area
Single-Detached Housing Starts by Zone and House Type: Year-to-Date 2016

Area	Bungalow			Split Level			Two Storey			Undetermined/Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	4	9	-55.6	1	0	--	65	35	85.7	2	3	-33.3	72	47	53.2
Northeast	3	2	50.0	2	1	100.0	139	200	-30.5	1	2	-50.0	145	205	-29.3
Northwest	6	7	-14.3	0	7	-100.0	131	314	-58.3	4	7	-42.9	141	335	-57.9
South Central	3	1	200.0	1	0	--	39	58	-32.8	6	5	20.0	49	64	-23.4
Southeast	3	2	50.0	3	7	-57.1	323	411	-21.4	1	2	-50.0	330	422	-21.8
Southwest	9	15	-40.0	1	3	-66.7	366	594	-38.4	11	29	-62.1	387	641	-39.6
West	9	20	-55.0	1	1	0.0	237	388	-38.9	7	17	-58.8	254	426	-40.4
Total Edmonton City	37	56	-33.9	9	19	-52.6	1,300	2,000	-35.0	32	65	-50.8	1,378	2,140	-35.6
Beaumont Town	2	0	--	0	0	--	58	54	7.4	1	3	-66.7	61	57	7.0
Calmar Town	0	0	--	0	0	--	3	4	-25.0	0	1	-100.0	3	5	-40.0
Devon Town	0	1	-100.0	0	0	--	2	2	0.0	1	0	--	3	3	0.0
Fort Saskatchewan City	1	2	-50.0	0	0	--	3	7	-57.1	38	95	-60.0	42	104	-59.6
Gibbons Town	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Leduc City	3	2	50.0	0	0	--	40	87	-54.0	3	9	-66.7	46	98	-53.1
Leduc County	5	4	25.0	0	0	--	9	18	-50.0	23	33	-30.3	37	55	-32.7
Morinville Town	0	1	-100.0	0	0	--	1	0	--	9	24	-62.5	10	25	-60.0
Parkland County	5	7	-28.6	2	0	--	10	7	42.9	22	54	-59.3	39	68	-42.6
Spruce Grove City	0	3	-100.0	9	0	--	53	47	12.8	1	86	-98.8	63	136	-53.7
St. Albert City	4	4	0.0	0	0	--	18	18	0.0	34	56	-39.3	56	78	-28.2
Stony Plain Town	1	1	0.0	0	0	--	21	18	16.7	6	25	-76.0	28	44	-36.4
Strathcona County	0	2	-100.0	0	0	--	4	0	--	60	134	-55.2	64	136	-52.9
Sturgeon County	4	0	--	0	0	--	3	1	200.0	36	54	-33.3	43	55	-21.8
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	3	6	-50.0	0	0	--	2	1	100.0	1	9	-88.9	6	16	-62.5
Total Rural	28	33	-15.2	11	0	--	227	264	-14.0	235	583	-69.7	501	880	-43.1
Grand Total	65	89	-27.0	20	19	5.3	1,527	2,264	-32.6	267	648	-58.8	1,879	3,020	-37.8

Table 3a: Edmonton Metropolitan Area
Multiple Housing Starts by Zone, Type and Tenure: June 2016

Area	Semi-Det	Rental			Condominium			Other	Grand Total
		Row	Apt.	Total	Row	Apt.	Total		
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	12	0	0	0	0	0	0	0	12
Northeast	8	0	0	0	0	0	0	4	12
Northwest	12	0	0	0	10	0	10	0	22
South Central	6	0	0	0	0	0	0	0	6
Southeast	32	0	0	0	20	0	20	4	56
Southwest	40	20	180	200	0	40	40	7	267
West	40	0	0	0	0	0	0	4	44
Total Edmonton City	150	20	180	200	30	40	70	19	439
Beaumont Town	6	0	0	0	0	0	0	0	6
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	14	0	0	0	0	0	0	4	18
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	8	0	0	0	0	0	0	0	8
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	8	0	0	0	0	0	0	0	8
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	18	0	0	0	7	0	7	4	29
St. Albert City	4	0	0	0	5	0	5	0	9
Stony Plain Town	4	0	0	0	0	0	0	0	4
Strathcona County	20	0	0	0	0	0	0	0	20
Sturgeon County	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	0	0
Total Rural	82	0	0	0	12	0	12	8	102
Grand Total	232	20	180	200	42	40	82	27	541

Table 3b: Edmonton Metropolitan Area
Multiple Housing Starts by Zone, Type and Tenure: Year-to-Date 2016

Area	Rental			Condominium			Other	Grand Total
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	
Zone Not Coded	0	0	0	0	0	0	0	0
North Central	44	0	0	0	6	0	6	63
Northeast	70	0	55	55	12	79	91	224
Northwest	40	0	0	0	72	0	72	112
South Central	32	0	55	55	0	0	0	87
Southeast	192	0	0	0	112	74	186	400
Southwest	184	100	219	319	89	284	373	934
West	102	0	0	0	11	78	89	219
Total Edmonton City	664	100	329	429	302	515	817	2,039
Beaumont Town	20	0	0	0	0	0	0	24
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	2	0	0	0	0	0	0	2
Fort Saskatchewan City	48	0	48	48	0	0	0	108
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	36	0	0	0	3	0	3	47
Leduc County	4	0	0	0	0	0	0	7
Morinville Town	8	0	0	0	0	0	0	8
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	58	0	0	0	11	0	11	109
St. Albert City	56	15	0	15	9	398	407	478
Stony Plain Town	14	0	0	0	0	3	3	20
Strathcona County	38	0	172	172	0	0	0	210
Sturgeon County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Other Centres	2	0	0	0	0	0	0	6
Total Rural	286	15	220	235	23	401	424	1,019
Grand Total	950	115	549	664	325	916	1,241	3,058

Table 4a: Edmonton Metropolitan Area
Housing Completions: June 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	—	0	0	—	0	0	—
North Central	11	11	0.0	57	22	159.1	68	33	106.1
Northeast	28	62	-54.8	19	109	-82.6	47	171	-72.5
Northwest	38	81	-53.1	31	12	158.3	69	93	-25.8
South Central	13	12	8.3	64	5	1,180.0	77	17	352.9
Southeast	48	93	-48.4	177	64	176.6	225	157	43.3
Southwest	94	114	-17.5	293	493	-40.6	387	607	-36.2
West	57	79	-27.8	51	12	325.0	108	91	18.7
Total Edmonton City	289	452	-36.1	692	717	-3.5	981	1,169	-16.1
Beaumont Town	10	8	25.0	143	10	1,330.0	153	18	750.0
Calmar Town	0	0	—	4	0	—	4	0	—
Devon Town	0	0	—	0	0	—	0	0	—
Fort Saskatchewan City	1	12	-91.7	45	16	181.3	46	28	64.3
Gibbons Town	0	1	-100.0	0	0	—	0	1	-100.0
Leduc City	17	24	-29.2	2	63	-96.8	19	87	-78.2
Leduc County	11	21	-47.6	0	0	—	11	21	-47.6
Morinville Town	1	6	-83.3	0	0	—	1	6	-83.3
Parkland County	12	15	-20.0	0	2	-100.0	12	17	-29.4
Spruce Grove City	18	24	-25.0	30	10	200.0	48	34	41.2
St. Albert City	13	19	-31.6	8	6	33.3	21	25	-16.0
Stony Plain Town	7	11	-36.4	2	6	-66.7	9	17	-47.1
Strathcona County	15	15	0.0	2	66	-97.0	17	81	-79.0
Sturgeon County	18	12	50.0	0	0	—	18	12	50.0
First Nations	0	0	—	0	0	—	0	0	—
Other Centres	1	3	-66.7	0	0	—	1	3	-66.7
Total Rural	124	171	-27.5	236	179	31.8	360	350	2.9
Grand Total	413	623	-33.7	928	896	3.6	1,341	1,519	-11.7

Table 4b: Edmonton Metropolitan Area
Housing Completions: Year-to-Date 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	—	0	0	—	0	0	—
North Central	65	57	14.0	1,084	88	1,131.8	1,149	145	692.4
Northeast	171	199	-14.1	207	510	-59.4	378	709	-46.7
Northwest	226	508	-55.5	194	343	-43.4	420	851	-50.6
South Central	60	51	17.6	165	173	-4.6	225	224	0.4
Southeast	421	453	-7.1	616	566	8.8	1,037	1,019	1.8
Southwest	570	658	-13.4	1,121	1,201	-6.7	1,691	1,859	-9.0
West	390	472	-17.4	501	360	39.2	891	832	7.1
Total Edmonton City	1,903	2,398	-20.6	3,888	3,241	20.0	5,791	5,639	2.7
Beaumont Town	83	80	3.8	170	18	844.4	253	98	158.2
Calmar Town	8	12	-33.3	4	0	—	12	12	0.0
Devon Town	3	3	0.0	2	0	—	5	3	66.7
Fort Saskatchewan City	48	104	-53.8	168	58	189.7	216	162	33.3
Gibbons Town	1	4	-75.0	0	0	—	1	4	-75.0
Leduc City	124	152	-18.4	219	163	34.4	343	315	8.9
Leduc County	60	76	-21.1	0	0	—	60	76	-21.1
Morinville Town	26	30	-13.3	16	2	700.0	42	32	31.3
Parkland County	59	68	-13.2	0	4	—	59	72	-18.1
Spruce Grove City	100	166	-39.8	170	281	-39.5	270	447	-39.6
St. Albert City	76	103	-26.2	184	98	87.8	260	201	29.4
Stony Plain Town	30	40	-25.0	30	39	-23.1	60	79	-24.1
Strathcona County	129	116	11.2	149	214	-30.4	278	330	-15.8
Sturgeon County	68	54	25.9	0	0	—	68	54	25.9
First Nations	0	0	—	0	0	—	0	0	—
Other Centres	14	10	40.0	8	0	—	22	10	120.0
Total Rural	829	1,018	-18.6	1,120	877	27.7	1,949	1,895	2.8
Grand Total	2,732	3,416	-20.0	5,008	4,118	21.6	7,740	7,534	2.7

Table 5a: Edmonton Metropolitan Area
Single-Detached Housing Completions by Zone and House Type: June 2016

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	—	0	0	—	0	0	—	0	0	—	0	0	—
North Central	1	1	0.0	1	0	—	7	10	-30.0	2	0	—	11	11	0.0
Northeast	0	3	-100.0	0	0	—	28	59	-52.5	0	0	—	28	62	-54.8
Northwest	2	1	100.0	0	1	-100.0	36	79	-54.4	0	0	—	38	81	-53.1
South Central	0	2	-100.0	0	0	—	12	10	20.0	1	0	—	13	12	8.3
Southeast	0	0	—	0	0	—	48	93	-48.4	0	0	—	48	93	-48.4
Southwest	4	3	33.3	0	1	-100.0	90	110	-18.2	0	0	—	94	114	-17.5
West	0	5	-100.0	0	0	—	57	74	-23.0	0	0	—	57	79	-27.8
Total Edmonton City	7	15	-53.3	1	2	-50.0	278	435	-36.1	3	0	—	289	452	-36.1
Beaumont Town	1	0	—	0	0	—	9	8	12.5	0	0	—	10	8	25.0
Calmar Town	0	0	—	0	0	—	0	0	—	0	0	—	0	0	—
Devon Town	0	0	—	0	0	—	0	0	—	0	0	—	0	0	—
Fort Saskatchewan City	0	0	—	0	1	-100.0	1	11	-90.9	0	0	—	1	12	-91.7
Gibbons Town	0	0	—	0	1	-100.0	0	0	—	0	0	—	0	1	-100.0
Leduc City	2	2	0.0	0	0	—	15	22	-31.8	0	0	—	17	24	-29.2
Leduc County	5	4	25.0	0	0	—	4	13	-69.2	2	4	-50.0	11	21	-47.6
Morinville Town	0	0	—	0	1	-100.0	1	5	-80.0	0	0	—	1	6	-83.3
Parkland County	3	8	-62.5	0	0	—	5	2	150.0	4	5	-20.0	12	15	-20.0
Spruce Grove City	0	0	—	0	0	—	18	24	-25.0	0	0	—	18	24	-25.0
St. Albert City	4	0	—	0	0	—	9	19	-52.6	0	0	—	13	19	-31.6
Stony Plain Town	2	1	100.0	0	0	—	5	7	-28.6	0	3	-100.0	7	11	-36.4
Strathcona County	1	4	-75.0	0	0	—	14	11	27.3	0	0	—	15	15	0.0
Sturgeon County	4	3	33.3	0	0	—	10	6	66.7	4	3	33.3	18	12	50.0
First Nations	0	0	—	0	0	—	0	0	—	0	0	—	0	0	—
Other Centres	1	3	-66.7	0	0	—	0	0	—	0	0	—	1	3	-66.7
Total Rural	23	25	-8.0	0	3	-100.0	91	128	-28.9	10	15	-33.3	124	171	-27.5
Grand Total	30	40	-25.0	1	5	-80.0	369	563	-34.5	13	15	-13.3	413	623	-33.7

Table 5b: Edmonton Metropolitan Area
Single-Detached Housing Completions by Zone and House Type: Year-to-Date 2016

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	—	0	0	—	0	0	—	0	0	—	0	0	—
North Central	8	6	33.3	3	4	-25.0	51	45	13.3	3	2	50.0	65	57	14.0
Northeast	5	5	0.0	0	4	-100.0	166	190	-12.6	0	0	—	171	199	-14.1
Northwest	5	6	-16.7	3	8	-62.5	217	493	-56.0	1	1	0.0	226	508	-55.5
South Central	1	4	-75.0	0	0	—	50	46	8.7	9	1	800.0	60	51	17.6
Southeast	5	3	66.7	5	4	25.0	411	446	-7.8	0	0	—	421	453	-7.1
Southwest	15	20	-25.0	3	1	200.0	549	635	-13.5	3	2	50.0	570	658	-13.4
West	11	28	-60.7	1	0	—	373	444	-16.0	5	0	—	390	472	-17.4
Total Edmonton City	50	72	-30.6	15	21	-28.6	1,817	2,299	-21.0	21	6	250.0	1,903	2,398	-20.6
Beaumont Town	3	4	-25.0	0	0	—	80	76	5.3	0	0	—	83	80	3.8
Calmar Town	0	1	-100.0	0	0	—	8	11	-27.3	0	0	—	8	12	-33.3
Devon Town	3	0	—	0	0	—	0	3	-100.0	0	0	—	3	3	0.0
Fort Saskatchewan City	3	10	-70.0	0	1	-100.0	43	93	-53.8	2	0	—	48	104	-53.8
Gibbons Town	0	0	—	0	1	-100.0	1	2	-50.0	0	1	-100.0	1	4	-75.0
Leduc City	7	20	-65.0	0	2	-100.0	117	130	-10.0	0	0	—	124	152	-18.4
Leduc County	20	28	-28.6	1	0	—	32	38	-15.8	7	10	-30.0	60	76	-21.1
Morinville Town	3	6	-50.0	0	1	-100.0	23	23	0.0	0	0	—	26	30	-13.3
Parkland County	21	41	-48.8	0	1	-100.0	28	10	180.0	10	16	-37.5	59	68	-13.2
Spruce Grove City	4	7	-42.9	0	0	—	96	159	-39.6	0	0	—	100	166	-39.8
St. Albert City	10	17	-41.2	1	0	—	65	86	-24.4	0	0	—	76	103	-26.2
Stony Plain Town	4	2	100.0	0	0	—	26	29	-10.3	0	9	-100.0	30	40	-25.0
Strathcona County	28	23	21.7	0	4	-100.0	100	86	16.3	1	3	-66.7	129	116	11.2
Sturgeon County	23	27	-14.8	0	0	—	32	20	60.0	13	7	85.7	68	54	25.9
First Nations	0	0	—	0	0	—	0	0	—	0	0	—	0	0	—
Other Centres	7	6	16.7	2	0	—	4	3	33.3	1	1	0.0	14	10	40.0
Total Rural	136	192	-29.2	4	10	-60.0	655	769	-14.8	34	47	-27.7	829	1,018	-18.6
Grand Total	186	264	-29.5	19	31	-38.7	2,472	3,068	-19.4	55	53	3.8	2,732	3,416	-20.0

Table 6a: Edmonton Metropolitan Area
Multiple Housing Completions by Zone, Type and Tenure: June 2016

Area	Semi-Det	Rental			Condominium			Other	Grand Total
		Row	Apt.	Total	Row	Apt.	Total		
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	16	3	14	17	0	24	24	0	57
Northeast	4	0	0	0	15	0	15	0	19
Northwest	20	0	0	0	11	0	11	0	31
South Central	26	0	0	0	0	38	38	0	64
Southeast	16	0	0	0	43	115	158	3	177
Southwest	36	8	39	47	0	194	194	16	293
West	36	0	0	0	15	0	15	0	51
Total Edmonton City	154	11	53	64	84	371	455	19	692
Beaumont Town	12	65	63	128	0	0	0	3	143
Calmar Town	0	4	0	4	0	0	0	0	4
Devon Town	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	12	20	0	20	13	0	13	0	45
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	2	0	0	0	0	0	0	0	2
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	24	0	0	0	6	0	6	0	30
St. Albert City	8	0	0	0	0	0	0	0	8
Stony Plain Town	2	0	0	0	0	0	0	0	2
Strathcona County	2	0	0	0	0	0	0	0	2
Sturgeon County	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	0	0
Total Rural	62	89	63	152	19	0	19	3	236
Grand Total	216	100	116	216	103	371	474	22	928

Table 6b: Edmonton Metropolitan Area
Multiple Housing Completions by Zone, Type and Tenure: Year-to-Date 2016

Area	Semi-Det	Rental			Condominium			Other	Grand Total
		Row	Apt.	Total	Row	Apt.	Total		
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	92	16	640	656	8	321	329	7	1,084
Northeast	62	0	95	95	47	0	47	3	207
Northwest	78	20	0	20	96	0	96	0	194
South Central	78	0	10	10	0	77	77	0	165
Southeast	152	0	0	0	115	301	416	48	616
Southwest	302	24	427	451	21	263	284	84	1,121
West	178	0	131	131	58	131	189	3	501
Total Edmonton City	942	60	1,303	1,363	345	1,093	1,438	145	3,888
Beaumont Town	36	65	63	128	0	0	0	6	170
Calmar Town	0	4	0	4	0	0	0	0	4
Devon Town	2	0	0	0	0	0	0	0	2
Fort Saskatchewan City	58	34	48	82	22	0	22	6	168
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	28	0	160	160	6	0	6	25	219
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	16	0	0	0	0	0	0	0	16
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	108	4	44	48	6	0	6	8	170
St. Albert City	30	39	110	149	5	0	5	0	184
Stony Plain Town	18	0	0	0	12	0	12	0	30
Strathcona County	38	0	107	107	4	0	4	0	149
Sturgeon County	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	4	0	4	4	8
Total Rural	334	146	532	678	59	0	59	49	1,120
Grand Total	1,276	206	1,835	2,041	404	1,093	1,497	194	5,008

Table 7: Edmonton Metropolitan Area
Housing Under Construction by Zone: June 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	—	0	0	—	0	0	—
North Central	91	118	-22.9	1,780	2,766	-35.6	1,871	2,884	-35.1
Northeast	187	235	-20.4	398	601	-33.8	585	836	-30.0
Northwest	188	480	-60.8	570	1,112	-48.7	758	1,592	-52.4
South Central	78	111	-29.7	281	250	12.4	359	361	-0.6
Southeast	359	538	-33.3	656	1,255	-47.7	1,015	1,793	-43.4
Southwest	495	858	-42.3	3,250	3,185	2.0	3,745	4,043	-7.4
West	275	526	-47.7	619	939	-34.1	894	1,465	-39.0
Total Edmonton City	1,673	2,866	-41.6	7,554	10,108	-25.3	9,227	12,974	-28.9
Beaumont Town	110	93	18.3	35	36	-2.8	145	129	12.4
Calmar Town	13	25	-48.0	0	4	-100.0	13	29	-55.2
Devon Town	3	6	-50.0	2	0	—	5	6	-16.7
Fort Saskatchewan City	54	148	-63.5	157	248	-36.7	211	396	-46.7
Gibbons Town	1	3	-66.7	0	0	—	1	3	-66.7
Leduc City	86	178	-51.7	169	395	-57.2	255	573	-55.5
Leduc County	79	105	-24.8	7	0	—	86	105	-18.1
Morinville Town	16	56	-71.4	47	57	-17.5	63	113	-44.2
Parkland County	89	124	-28.2	0	2	-100.0	89	126	-29.4
Spruce Grove City	72	185	-61.1	298	412	-27.7	370	597	-38.0
St. Albert City	89	110	-19.1	603	397	51.9	692	507	36.5
Stony Plain Town	48	68	-29.4	286	56	410.7	334	124	169.4
Strathcona County	108	206	-47.6	421	405	4.0	529	611	-13.4
Sturgeon County	52	99	-47.5	0	0	—	52	99	-47.5
First Nations	0	0	—	0	0	—	0	0	—
Other Centres	10	23	-56.5	12	10	20.0	22	33	-33.3
Total Rural	830	1,429	-41.9	2,037	2,022	0.7	2,867	3,451	-16.9
Grand Total	2,503	4,295	-41.7	9,591	12,130	-20.9	12,094	16,425	-26.4

Table 8: Edmonton Metropolitan Area
Single-Detached Housing Under Construction by Zone and House Type: June 2016

Area	Bungalow			Split Level			Two Storey			Undetermined/Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	—	0	0	—	0	0	—	0	0	—	0	0	—
North Central	5	16	-68.8	2	4	-50.0	82	89	-7.9	2	9	-77.8	91	118	-22.9
Northeast	4	4	0.0	4	3	33.3	178	226	-21.2	1	2	-50.0	187	235	-20.4
Northwest	7	10	-30.0	2	11	-81.8	174	450	-61.3	5	9	-44.4	188	480	-60.8
South Central	3	2	50.0	3	0	—	59	95	-37.9	13	14	-7.1	78	111	-29.7
Southeast	3	3	0.0	3	8	-62.5	352	526	-33.1	1	1	0.0	359	538	-33.3
Southwest	19	22	-13.6	1	2	-50.0	451	789	-42.8	24	45	-46.7	495	858	-42.3
West	8	20	-60.0	2	1	100.0	247	486	-49.2	18	19	-5.3	275	526	-47.7
Total Edmonton City	49	77	-36.4	17	29	-41.4	1,543	2,661	-42.0	64	99	-35.4	1,673	2,866	-41.6
Beaumont Town	4	2	100.0	0	0	—	102	86	18.6	4	5	-20.0	110	93	18.3
Calmar Town	1	0	—	0	1	-100.0	12	22	-45.5	0	2	-100.0	13	25	-48.0
Devon Town	0	2	-100.0	0	0	—	2	2	0.0	1	2	-50.0	3	6	-50.0
Fort Saskatchewan City	2	11	-81.8	0	2	-100.0	15	59	-74.6	37	76	-51.3	54	148	-63.5
Gibbons Town	0	0	—	0	0	—	0	0	—	1	3	-66.7	1	3	-66.7
Leduc City	5	5	0.0	0	0	—	75	161	-53.4	6	12	-50.0	86	178	-51.7
Leduc County	14	21	-33.3	0	0	—	26	53	-50.9	39	31	25.8	79	105	-24.8
Morinville Town	0	1	-100.0	0	0	—	1	4	-75.0	15	51	-70.6	16	56	-71.4
Parkland County	19	40	-52.5	2	0	—	36	27	33.3	32	57	-43.9	89	124	-28.2
Spruce Grove City	1	10	-90.0	9	0	—	58	84	-31.0	4	91	-95.6	72	185	-61.1
St. Albert City	14	9	55.6	0	0	—	41	30	36.7	34	71	-52.1	89	110	-19.1
Stony Plain Town	1	5	-80.0	0	0	—	26	40	-35.0	21	23	-8.7	48	68	-29.4
Strathcona County	12	19	-36.8	2	2	0.0	37	65	-43.1	57	120	-52.5	108	206	-47.6
Sturgeon County	5	1	400.0	0	0	—	7	9	-22.2	40	89	-55.1	52	99	-47.5
First Nations	0	0	—	0	0	—	0	0	—	0	0	—	0	0	—
Other Centres	4	8	-50.0	0	1	-100.0	4	1	300.0	2	13	-84.6	10	23	-56.5
Total Rural	82	134	-38.8	13	6	116.7	442	643	-31.3	293	646	-54.6	830	1,429	-41.9
Grand Total	131	211	-37.9	30	35	-14.3	1,985	3,304	-39.9	357	745	-52.1	2,503	4,295	-41.7

Table 9: Edmonton Metropolitan Area
Multiple Housing Under Construction by Zone, Type and Tenure: June 2016

Area	Semi-Det	Rental			Condominium			Other	Grand Total
		Row	Apt.	Total	Row	Apt.	Total		
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	72	13	717	730	32	893	925	53	1,780
Northeast	90	0	121	121	8	163	171	16	398
Northwest	62	33	0	33	146	329	475	0	570
South Central	40	0	109	109	0	125	125	7	281
Southeast	216	0	0	0	124	268	392	48	656
Southwest	276	179	1,088	1,267	129	1,504	1,633	74	3,250
West	154	0	0	0	100	318	418	47	619
Total Edmonton City	910	225	2,035	2,260	539	3,600	4,139	245	7,554
Beaumont Town	20	0	0	0	0	8	8	7	35
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	2	0	0	0	0	0	0	0	2
Fort Saskatchewan City	58	39	48	87	0	0	0	12	157
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	40	4	90	94	23	0	23	12	169
Leduc County	4	0	0	0	0	0	0	3	7
Morinville Town	8	0	36	36	0	3	3	0	47
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	68	38	0	38	32	96	128	64	298
St. Albert City	64	11	0	11	11	517	528	0	603
Stony Plain Town	38	33	66	99	8	138	146	3	286
Strathcona County	36	0	325	325	0	56	56	4	421
Sturgeon County	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Other Centres	4	0	4	4	0	0	0	4	12
Total Rural	342	125	569	694	74	818	892	109	2,037
Grand Total	1,252	350	2,604	2,954	613	4,418	5,031	354	9,591

Table 10: Edmonton Metropolitan Area
Housing Starts: 2016 vs 2015

Month	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
January	263	446	-41.0	338	1,386	-75.6	601	1,832	-67.2
February	325	499	-34.9	311	1,447	-78.5	636	1,946	-67.3
March	290	477	-39.2	584	1,250	-53.3	874	1,727	-49.4
April	338	506	-33.2	797	780	2.2	1,135	1,286	-11.7
May	328	539	-39.1	487	674	-27.7	815	1,213	-32.8
June	335	553	-39.4	541	784	-31.0	876	1,337	-34.5
Total	1,879	3,020	-37.8	3,058	6,321	-51.6	4,937	9,341	-47.1

Table 11: Edmonton Metropolitan Area
Housing Completions: 2016 vs 2015

Month	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
January	500	419	19.3	691	300	130.3	1,191	719	65.6
February	409	551	-25.8	873	959	-9.0	1,282	1,510	-15.1
March	456	696	-34.5	785	876	-10.4	1,241	1,572	-21.1
April	470	529	-11.2	1,070	391	173.7	1,540	920	67.4
May	484	598	-19.1	661	696	-5.0	1,145	1,294	-11.5
June	413	623	-33.7	928	896	3.6	1,341	1,519	-11.7
Total	2,732	3,416	-20.0	5,008	4,118	21.6	7,740	7,534	2.7

Table 12: Edmonton Metropolitan Area
Housing Under Construction: 2016 vs 2015

Month	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
January	3,125	4,724	-33.8	11,198	11,122	0.7	14,323	15,846	-9.6
February	3,040	4,672	-34.9	10,636	11,610	-8.4	13,676	16,282	-16.0
March	2,870	4,454	-35.6	10,424	11,982	-13.0	13,294	16,436	-19.1
April	2,737	4,427	-38.2	10,151	12,363	-17.9	12,888	16,790	-23.2
May	2,581	4,367	-40.9	9,976	12,283	-18.8	12,557	16,650	-24.6
June	2,503	4,295	-41.7	9,591	12,130	-20.9	12,094	16,425	-26.4

Table 13: Edmonton Metropolitan Area
Single-Detached Housing Starts by Month and House Type: Year-to-Date 2016

Month	Bungalow			Split Level			Two Storey			Undetermined/Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
January	10	14	-28.6	2	2	0.0	220	320	-31.3	31	110	-71.8	263	446	-41.0
February	8	4	100.0	0	3	-100.0	290	383	-24.3	27	109	-75.2	325	499	-34.9
March	6	6	0.0	1	1	0.0	227	378	-39.9	56	92	-39.1	290	477	-39.2
April	12	17	-29.4	4	3	33.3	282	372	-24.2	40	114	-64.9	338	506	-33.2
May	16	24	-33.3	2	5	-60.0	267	402	-33.6	43	108	-60.2	328	539	-39.1
June	13	24	-45.8	11	5	120.0	241	409	-41.1	70	115	-39.1	335	553	-39.4
Total	65	89	-27.0	20	19	5.3	1,527	2,264	-32.6	267	648	-58.8	1,879	3,020	-37.8

Table 14: Edmonton Metropolitan Area
Single-Detached Housing Completions by Month and House Type: Year-to-Date 2016

Month	Bungalow			Split Level			Two Storey			Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
January	24	33	-27.3	2	3	-33.3	467	374	24.9	7	9	-22.2	500	419	19.3
February	29	44	-34.1	4	6	-33.3	365	488	-25.2	11	13	-15.4	409	551	-25.8
March	34	73	-53.4	2	6	-66.7	407	609	-33.2	13	8	62.5	456	696	-34.5
April	21	20	5.0	7	3	133.3	435	503	-13.5	7	3	133.3	470	529	-11.2
May	48	54	-11.1	3	8	-62.5	429	531	-19.2	4	5	-20.0	484	598	-19.1
June	30	40	-25.0	1	5	-80.0	369	563	-34.5	13	15	-13.3	413	623	-33.7
Total	186	264	-29.5	19	31	-38.7	2,472	3,068	-19.4	55	53	3.8	2,732	3,416	-20.0

Table 15: Edmonton Metropolitan Area
Single-Detached Housing Under Construction by Month and House Type: Year-to-Date 2016

Month	Bungalow			Split Level			Two Storey			Undetermined/Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
January	141	210	-32.9	26	36	-27.8	2,282	3,547	-35.7	676	931	-27.4	3,125	4,724	-33.8
February	140	208	-32.7	21	33	-36.4	2,271	3,558	-36.2	608	873	-30.4	3,040	4,672	-34.9
March	142	197	-27.9	21	31	-32.3	2,229	3,476	-35.9	478	750	-36.3	2,870	4,454	-35.6
April	151	204	-26.0	19	31	-38.7	2,172	3,416	-36.4	395	776	-49.1	2,737	4,427	-38.2
May	135	203	-33.5	18	29	-37.9	2,066	3,350	-38.3	362	785	-53.9	2,581	4,367	-40.9
June	131	211	-37.5	30	35	-14.3	1,985	3,304	-39.9	357	745	-52.1	2,503	4,295	-41.7

Table 16: Edmonton Metropolitan Area
Multiple Housing Starts by Month, Type, and Tenure: Year-to-Date 2016

Month	Semi-Det	Rental			Condominium			Other	Grand Total
		Row	Apt.	Total	Row	Apt.	Total		
January	142	0	52	52	73	6	79	65	338
February	136	80	0	80	56	0	56	39	311
March	144	0	0	0	63	370	433	7	584
April	142	0	262	262	24	354	378	15	797
May	154	15	55	70	67	146	213	50	487
June	232	20	180	200	42	40	82	27	541
Total	950	115	549	664	325	916	1,241	203	3,058

Table 17: Edmonton Metropolitan Area
Multiple Housing Completions by Month, Type, and Tenure: Year-to-Date 2016

Month	Semi-Det	Row	Rental		Condominium			Other	Grand Total
			Apt.	Total	Row	Apt.	Total		
January	272	11	216	227	33	117	150	42	691
February	180	18	473	491	53	116	169	33	873
March	204	0	466	466	66	17	83	32	785
April	180	15	417	432	33	412	445	13	1,070
May	224	62	147	209	116	60	176	52	661
June	216	100	116	216	103	371	474	22	928
Total	1,276	206	1,835	2,041	404	1,093	1,497	194	5,008

Table 18: Edmonton Metropolitan Area
Multiple Housing Under Construction by Month, Type, and Tenure: Year-to-Date 2016

Month	Rental				Condominium			Other	Grand Total
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total		
January	1,450	316	2,996	3,312	823	5,228	6,051	385	11,198
February	1,406	396	3,226	3,622	815	4,409	5,224	384	10,636
March	1,344	402	2,756	3,158	810	4,753	5,563	359	10,424
April	1,306	440	2,607	3,047	748	4,689	5,437	361	10,151
May	1,234	414	2,546	2,960	683	4,743	5,426	356	9,976
June	1,252	350	2,604	2,954	613	4,418	5,031	354	9,591

Table 19: Edmonton Metropolitan Area
Complete and Unabsorbed Units by Zone and Type: June 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	—	0	0	—	0	0	—
North Central	11	7	57.1	286	56	410.7	297	63	371.4
Northeast	81	79	2.5	83	70	18.6	164	149	10.1
Northwest	100	99	1.0	153	30	410.0	253	129	96.1
South Central	6	4	50.0	48	9	433.3	54	13	315.4
Southeast	111	71	56.3	166	47	253.2	277	118	134.7
Southwest	113	25	352.0	235	191	23.0	348	216	61.1
West	68	21	223.8	208	67	210.4	276	88	213.6
Total Edmonton City	490	306	60.1	1,179	470	150.9	1,669	776	115.1
Beaumont Town	27	28	-3.6	24	0	—	51	28	82.1
Calmar Town	3	1	200.0	4	0	—	7	1	600.0
Devon Town	2	1	100.0	0	0	—	2	1	100.0
Fort Saskatchewan City	50	49	2.0	81	22	268.2	131	71	84.5
Gibbons Town	0	0	—	0	0	—	0	0	—
Leduc City	58	54	7.4	127	42	202.4	185	96	92.7
Leduc County	10	5	100.0	0	0	—	10	5	100.0
Morinville Town	11	6	83.3	8	0	—	19	6	216.7
Parkland County	7	6	16.7	0	3	-100.0	7	9	-22.2
Spruce Grove City	44	43	2.3	221	176	25.6	265	219	21.0
St. Albert City	37	35	5.7	153	58	163.8	190	93	104.3
Stony Plain Town	27	27	0.0	30	32	-6.3	57	59	-3.4
Strathcona County	28	36	-22.2	117	88	33.0	145	124	16.9
Sturgeon County	3	0	—	0	0	—	3	0	—
First Nations	0	0	—	0	0	—	0	0	—
Other Centres	3	3	0.0	5	0	—	8	3	166.7
Total Rural	310	294	5.4	770	421	82.9	1,080	715	51.0
Grand Total	800	600	33.3	1,949	891	118.7	2,749	1,491	84.4

Table 20: Edmonton Metropolitan Area
Complete and Unabsorbed Units by Zone and Type: Year-to-Date 2016

Month	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
January	822	514	59.9	1,233	601	105.2	2,055	1,115	84.3
February	828	562	47.3	1,572	683	130.2	2,400	1,245	92.8
March	841	582	42.1	1,952	871	124.1	2,793	1,453	90.9
April	846	601	40.8	2,121	830	155.5	2,967	1,431	107.3
May	881	608	44.9	1,966	869	126.2	2,847	1,477	92.8
June	800	600	33.3	1,949	891	118.7	2,749	1,491	84.4

Table 21: Edmonton Metropolitan Area
Complete and Unabsorbed Single-Detached Units by Zone and House Type: June 2016

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	—	0	0	—	0	0	—	0	0	—	0	0	—
North Central	3	1	200.0	0	0	—	8	6	33.3	0	0	—	11	7	57.1
Northeast	1	1	0.0	0	0	—	80	78	2.6	0	0	—	81	79	2.5
Northwest	0	2	-100.0	1	3	-66.7	98	93	5.4	1	1	0.0	100	99	1.0
South Central	0	0	—	0	0	—	5	4	25.0	1	0	—	6	4	50.0
Southeast	1	1	0.0	1	0	—	109	70	55.7	0	0	—	111	71	56.3
Southwest	2	0	—	0	0	—	110	25	340.0	1	0	—	113	25	352.0
West	3	1	200.0	0	0	—	65	20	225.0	0	0	—	68	21	223.8
Total Edmonton City	10	6	66.7	2	3	-33.3	475	296	60.5	3	1	200.0	490	306	60.1
Beaumont Town	0	1	-100.0	0	0	—	27	27	0.0	0	0	—	27	28	-3.6
Calmar Town	0	0	—	0	0	—	3	1	200.0	0	0	—	3	1	200.0
Devon Town	2	0	—	0	0	—	0	1	-100.0	0	0	—	2	1	100.0
Fort Saskatchewan City	0	1	-100.0	1	1	0.0	48	47	2.1	1	0	—	50	49	2.0
Gibbons Town	0	0	—	0	0	—	0	0	—	0	0	—	0	0	—
Leduc City	6	9	-33.3	0	1	-100.0	52	44	18.2	0	0	—	58	54	7.4
Leduc County	3	2	50.0	0	0	—	7	3	133.3	0	0	—	10	5	100.0
Morinville Town	3	0	—	0	0	—	8	6	33.3	0	0	—	11	6	83.3
Parkland County	1	1	0.0	0	0	—	4	2	100.0	2	3	-33.3	7	6	16.7
Spruce Grove City	0	3	-100.0	0	0	—	44	40	10.0	0	0	—	44	43	2.3
St. Albert City	6	5	20.0	1	0	—	30	30	0.0	0	0	—	37	35	5.7
Stony Plain Town	4	1	300.0	0	0	—	22	22	0.0	1	4	-75.0	27	27	0.0
Strathcona County	6	8	-25.0	0	1	-100.0	22	27	-18.5	0	0	—	28	36	-22.2
Sturgeon County	0	0	—	0	0	—	2	0	—	1	0	—	3	0	—
First Nations	0	0	—	0	0	—	0	0	—	0	0	—	0	0	—
Other Centres	2	2	0.0	1	0	—	0	1	-100.0	0	0	—	3	3	0.0
Total Rural	33	33	0.0	3	3	0.0	269	251	7.2	5	7	-28.6	310	294	5.4
Grand Total	43	39	10.3	5	6	-16.7	744	547	36.0	8	8	0.0	800	600	33.3

Table 22: Edmonton Metropolitan Area
Complete and Unabsorbed Single-Detached Units by Month and House Type: Year-to-Date 2016

Month	Bungalow			Split Level			Two Storey			Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
January	45	37	21.6	6	4	50.0	768	466	64.8	3	7	-57.1	822	514	59.9
February	46	44	4.5	6	4	50.0	770	505	52.5	6	9	-33.3	828	562	47.3
March	41	48	-14.6	7	5	40.0	787	531	48.2	6	8	-25.0	841	592	42.1
April	42	46	-8.7	7	5	40.0	792	542	46.1	5	8	-37.5	846	601	40.8
May	50	41	22.0	8	6	33.3	816	553	47.6	7	8	-12.5	881	608	44.9
June	43	39	10.3	5	6	-16.7	744	547	36.0	8	8	0.0	800	600	33.3

Table 23: Edmonton Metropolitan Area
Complete and Unabsorbed Multiple Units by Zone, Type, and Tenure: June 2016

Area	Semi-Det	Rental			Condominium			Other	Grand Total
		Row	Apt.	Total	Row	Apt.	Total		
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	36	2	221	223	2	21	23	4	286
Northeast	39	0	38	38	4	2	6	0	83
Northwest	23	2	31	33	18	79	97	0	153
South Central	32	0	2	2	0	14	14	0	48
Southeast	41	0	0	0	45	74	119	6	166
Southwest	68	8	7	15	4	132	136	16	235
West	32	0	137	137	13	23	36	3	208
Total Edmonton City	271	12	436	448	86	345	431	29	1,179
Beaumont Town	14	1	0	1	0	0	0	9	24
Calmar Town	0	4	0	4	0	0	0	0	4
Devon Town	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	44	20	5	25	9	0	9	3	81
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	15	20	85	105	3	0	3	4	127
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	8	0	0	0	0	0	0	0	8
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	65	0	117	117	7	27	34	5	221
St. Albert City	18	21	110	131	4	0	4	0	153
Stony Plain Town	18	0	0	0	10	0	10	2	30
Strathcona County	27	0	51	51	6	33	39	0	117
Sturgeon County	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	4	0	4	1	5
Total Rural	209	66	368	434	43	60	103	24	770
Grand Total	480	78	804	882	129	405	534	53	1,949

Table 24: Edmonton Metropolitan Area
Complete and Unabsorbed Multiple Units by Month, Type, and Tenure: Year-to-Date 2016

Month	Rental				Condominium			Other	Grand Total
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total		
January	481	46	252	298	46	341	387	67	1,233
February	500	46	584	630	47	323	370	72	1,572
March	531	47	936	983	64	303	367	71	1,952
April	529	53	1,065	1,118	66	344	410	64	2,121
May	508	86	860	946	100	344	444	68	1,966
June	480	78	804	882	129	405	534	53	1,949

Table 25: Edmonton Metropolitan Area
Unabsorbed Single-Detached Units by Zone and Months Since Completion: June 2016

Area	<1	1	2	3	4	5	6	7	8	9	10	11	12+	Total
Zone Not Coded	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North Central	2	0	0	0	0	1	0	0	0	1	2	3	2	11
Northeast	11	9	6	6	14	5	2	0	1	5	2	0	20	81
Northwest	6	13	3	14	5	3	7	5	3	9	5	3	24	100
South Central	3	2	0	0	0	0	0	0	0	0	1	0	0	6
Southeast	17	14	13	3	7	17	7	4	3	0	6	1	19	111
Southwest	26	18	16	0	8	9	16	12	0	0	0	6	2	113
West	14	7	6	9	3	4	7	8	2	0	0	1	7	68
Total Edmonton City	79	63	44	32	37	39	39	29	9	15	16	14	74	490
Beaumont Town	3	2	5	2	1	0	1	2	0	1	0	0	10	27
Calmar Town	0	0	1	0	1	1	0	0	0	0	0	0	0	3
Devon Town	0	2	0	0	0	0	0	0	0	0	0	0	0	2
Fort Saskatchewan City	1	6	1	1	8	3	3	6	2	6	3	4	6	50
Gibbons Town	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Leduc City	4	9	3	5	3	2	3	1	2	1	2	5	18	58
Leduc County	0	0	4	1	2	0	0	0	0	0	1	0	2	10
Morinville Town	0	2	2	3	0	0	1	0	1	2	0	0	0	11
Parkland County	1	0	0	0	1	1	1	3	0	0	0	0	0	7
Spruce Grove City	6	3	2	4	1	3	1	3	4	0	2	2	13	44
St. Albert City	1	8	2	5	5	0	2	3	2	1	0	0	8	37
Stony Plain Town	6	1	3	0	1	2	0	0	0	1	2	1	10	27
Strathcona County	2	6	1	1	3	0	1	2	4	0	0	0	8	28
Sturgeon County	0	0	0	0	1	0	2	0	0	0	0	0	0	3
First Nations	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Centres	0	1	0	0	0	0	0	1	0	0	0	0	1	3
Total Rural	24	40	24	22	27	12	15	21	15	12	10	12	76	310
Grand Total	103	103	68	54	64	51	54	50	24	27	26	26	150	800

Table 26: Edmonton Metropolitan Area
Unabsorbed Multiple Units by Zone and Months Since Completion: June 2016

Area	<1	1	2	3	4	5	6	7	8	9	10	11	12+	Total
Zone Not Coded	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North Central	18	6	180	42	22	0	0	3	3	0	0	9	3	286
Northeast	7	10	39	3	2	0	2	1	4	5	0	0	10	83
Northwest	4	27	1	0	0	0	27	24	0	21	33	1	15	153
South Central	33	4	0	7	2	0	2	0	0	0	0	0	0	48
Southeast	35	22	43	4	0	6	4	34	2	0	1	5	10	186
Southwest	55	17	15	17	9	10	8	0	0	31	0	8	65	235
West	22	7	15	116	1	14	29	0	1	0	0	3	0	208
Total Edmonton City	174	93	293	189	36	30	72	62	10	57	34	26	103	1,179
Beaumont Town	11	2	2	1	1	0	3	4	0	0	0	0	0	24
Calmar Town	4	0	0	0	0	0	0	0	0	0	0	0	0	4
Devon Town	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	29	13	3	1	10	6	3	1	0	4	6	0	5	81
Gibbons Town	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Leduc City	0	4	1	5	86	3	0	0	2	0	2	2	22	127
Leduc County	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Morinville Town	0	0	5	0	0	3	0	0	0	0	0	0	0	8
Parkland County	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Spruce Grove City	17	35	3	5	19	2	1	4	3	1	5	2	124	221
St. Albert City	6	17	110	5	8	0	0	0	0	0	0	2	5	153
Stony Plain Town	1	3	2	3	0	2	1	0	0	0	1	0	17	30
Strathcona County	0	24	0	32	0	4	32	10	3	1	0	0	11	117
Sturgeon County	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Centres	0	1	0	4	0	0	0	0	0	0	0	0	0	5
Total Rural	68	99	126	56	124	20	40	19	8	6	14	6	184	770
Grand Total	242	192	419	245	160	50	112	81	18	63	48	32	287	1,949

Table 27: Edmonton Metropolitan Area
Unabsorbed Single-Detached Dwellings by Zone and Price Range: June 2016

Area	Under \$300,000	\$300,000 - \$399,999	\$400,000 - \$499,999	\$500,000 - \$599,999	\$600,000 - \$699,999	\$700,000 and Over	Total
Zone Not Coded	0	0	0	0	0	0	0
North Central	1	0	7	1	0	2	11
Northeast	0	12	25	36	5	3	81
Northwest	0	8	23	43	20	6	100
South Central	0	0	0	1	2	3	6
Southeast	0	14	32	30	21	14	111
Southwest	0	7	21	37	21	27	113
West	0	6	21	27	6	8	68
Total Edmonton City	1	47	129	175	75	63	490
Beaumont Town	0	6	6	11	1	3	27
Calmar Town	0	3	0	0	0	0	3
Devon Town	0	1	0	1	0	0	2
Fort Saskatchewan City	0	2	26	14	5	3	50
Gibbons Town	0	0	0	0	0	0	0
Leduc City	0	13	24	12	6	3	58
Leduc County	0	0	0	1	2	7	10
Morrisville Town	0	6	4	1	0	0	11
Parkland County	2	0	0	1	1	3	7
Spruce Grove City	0	10	13	6	7	6	44
St. Albert City	0	0	1	5	15	16	37
Stony Plain Town	0	3	10	6	0	6	27
Strathcona County	0	0	2	13	7	6	28
Sturgeon County	1	0	0	0	0	2	3
First Nations	0	0	0	0	0	0	0
Other Centres	0	2	1	0	0	0	3
Total Rural	3	46	87	75	44	56	310
Grand Total	4	93	216	250	119	118	900

Table 28: Edmonton Metropolitan Area
Unabsorbed Single-Detached Dwellings by Month and Price Range: Year-to-Date: 2016

Month	Under \$300,000	\$300,000 - \$399,999	\$400,000 - \$499,999	\$500,000 - \$599,999	\$600,000 - \$699,999	\$700,000 and Over	Total
January	4	83	237	274	123	101	822
February	6	85	221	276	129	111	828
March	5	107	227	271	123	108	841
April	5	105	239	275	119	103	846
May	7	110	252	274	126	112	881
June	4	93	216	250	119	118	800

Table 29a: Edmonton Metropolitan Area
Absorbed Single-Detached Dwellings by Zone and Price Range: June 2016

Area	Under \$300,000	\$300,000 - \$399,999	\$400,000 - \$499,999	\$500,000 - \$599,999	\$600,000 - \$699,999	\$700,000 and Over	Total
Zone Not Coded	0	0	0	0	0	0	0
North Central	1	2	4	3	0	3	13
Northeast	2	6	6	14	4	0	32
Northwest	0	0	14	20	5	9	48
South Central	0	0	1	0	1	6	8
Southeast	0	10	19	16	10	6	61
Southwest	0	12	24	28	14	19	97
West	1	10	29	9	6	8	63
Total Edmonton City	4	40	97	90	40	51	322
Beaumont Town	0	5	2	2	1	0	10
Calmar Town	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	11	1	0	0	12
Gibbons Town	0	0	0	0	0	0	0
Leduc City	0	12	13	3	0	1	29
Leduc County	2	2	1	1	1	4	11
Morinville Town	0	4	3	0	0	0	7
Parkland County	0	0	0	0	0	0	0
Spruce Grove City	0	4	17	4	3	0	28
St. Albert City	0	0	2	3	7	3	15
Stony Plain Town	0	0	2	0	0	2	4
Strathcona County	0	0	3	10	2	4	19
Sturgeon County	4	2	1	2	4	5	18
First Nations	0	0	0	0	0	0	0
Other Centres	0	1	0	0	1	0	2
Total Rural	6	30	55	26	19	19	155
Grand Total	10	70	152	116	59	70	477

Table 29b: Edmonton Metropolitan Area
Absorbed Single-Detached Dwellings by Zone and Price Range: Year-to-Date 2016

Area	Under \$300,000	\$300,000 - \$399,999	\$400,000 - \$499,999	\$500,000 - \$599,999	\$600,000 - \$699,999	\$700,000 and Over	Total
Zone Not Coded	0	0	0	0	0	0	0
North Central	2	5	22	13	5	16	63
Northeast	2	48	46	63	19	5	183
Northwest	0	27	65	102	37	21	252
South Central	0	2	3	17	7	24	53
Southeast	0	47	111	121	66	53	398
Southwest	0	59	133	155	62	119	528
West	1	36	127	109	47	48	368
Total Edmonton City	5	224	507	580	243	286	1,845
Beaumont Town	2	23	27	17	5	0	74
Calmar Town	1	8	0	0	0	0	9
Devon Town	0	1	1	0	0	0	2
Fort Saskatchewan City	0	11	35	16	2	2	66
Gibbons Town	0	1	0	0	0	0	1
Leduc City	0	36	52	19	5	5	117
Leduc County	3	7	11	9	8	15	53
Morinville Town	0	16	7	0	0	0	23
Parkland County	1	1	0	1	1	6	10
Spruce Grove City	0	19	53	24	11	6	113
St. Albert City	0	0	10	15	26	23	74
Stony Plain Town	0	3	13	2	4	5	27
Strathcona County	0	1	33	43	17	35	129
Sturgeon County	10	7	6	7	10	25	65
First Nations	0	0	0	0	0	0	0
Other Centres	1	7	0	0	2	1	11
Total Rural	18	141	248	153	91	123	774
Grand Total	23	365	755	733	334	409	2,619

Table 30a: Edmonton Metropolitan Area
Absorbed Units by Zone and Type: June 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	15	9	66.7	62	6	933.3	77	15	413.3
Northeast	32	35	-8.6	17	118	-85.6	49	153	-68.0
Northwest	49	85	-42.4	55	13	323.1	104	98	6.1
South Central	12	14	-14.3	38	7	442.9	50	21	138.1
Southeast	61	103	-40.8	169	104	62.5	230	207	11.1
Southwest	97	120	-19.2	286	484	-40.9	383	604	-36.6
West	63	88	-28.4	43	9	377.8	106	97	9.3
Total Edmonton City	329	454	-27.5	670	741	-9.6	999	1,195	-16.4
Beaumont Town	10	10	0.0	136	10	1,260.0	146	20	630.0
Calmar Town	0	0	--	0	0	--	0	0	--
Devon Town	0	0	--	0	0	--	0	0	--
Fort Saskatchewan City	12	18	-33.3	35	11	218.2	47	29	62.1
Gibbons Town	0	1	-100.0	0	0	--	0	1	-100.0
Leduc City	29	25	16.0	33	48	-31.3	62	73	-15.1
Leduc County	11	20	-45.0	0	0	--	11	20	-45.0
Morinville Town	7	5	40.0	2	0	--	9	5	80.0
Parkland County	11	15	-26.7	0	1	-100.0	11	16	-31.3
Spruce Grove City	28	26	7.7	30	26	15.4	58	52	11.5
St. Albert City	15	20	-25.0	9	3	200.0	24	23	4.3
Stony Plain Town	4	9	-55.6	4	11	-63.6	8	20	-60.0
Strathcona County	19	15	26.7	21	7	200.0	40	22	81.8
Sturgeon County	18	12	50.0	0	0	--	18	12	50.0
First Nations	0	0	--	0	0	--	0	0	--
Other Centres	2	1	100.0	0	0	--	2	1	100.0
Total Rural	166	177	-6.2	270	117	130.8	436	294	48.3
Grand Total	495	631	-21.6	940	858	9.6	1,435	1,489	-3.6

Table 30b: Edmonton Metropolitan Area
Absorbed Units by Zone and Type: Year-to-Date 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	67	54	24.1	846	70	1,108.6	913	124	636.3
Northeast	183	159	15.1	153	563	-72.8	336	722	-53.5
Northwest	254	493	-48.5	206	288	-28.5	460	781	-41.1
South Central	64	53	20.8	132	177	-25.4	196	230	-14.8
Southeast	399	455	-12.3	587	574	2.3	986	1,029	-4.2
Southwest	528	662	-20.2	1,175	1,135	3.5	1,703	1,797	-5.2
West	368	481	-23.5	360	302	19.2	728	783	-7.0
Total Edmonton City	1,863	2,357	-21.0	3,459	3,109	11.3	5,322	5,466	-2.6
Beaumont Town	74	69	7.2	157	20	685.0	231	89	159.6
Calmar Town	9	12	-25.0	0	0	--	9	12	-25.0
Devon Town	2	2	0.0	2	0	--	4	2	100.0
Fort Saskatchewan City	66	103	-35.9	163	47	246.8	229	150	52.7
Gibbons Town	1	4	-75.0	0	0	--	1	4	-75.0
Leduc City	117	141	-17.0	131	158	-17.1	248	299	-17.1
Leduc County	54	77	-29.9	0	0	--	54	77	-29.9
Morinville Town	23	25	-8.0	8	2	300.0	31	27	14.8
Parkland County	61	72	-15.3	0	3	--	61	75	-18.7
Spruce Grove City	113	171	-33.9	121	177	-31.6	234	348	-32.8
St. Albert City	74	100	-26.0	50	67	-25.4	124	167	-25.7
Stony Plain Town	27	30	-10.0	32	53	-39.6	59	83	-28.9
Strathcona County	136	112	21.4	107	148	-27.7	243	260	-6.5
Sturgeon County	69	54	27.8	0	0	--	69	54	27.8
First Nations	0	0	--	0	0	--	0	0	--
Other Centres	14	10	40.0	3	0	--	17	10	70.0
Total Rural	840	982	-14.5	774	675	14.7	1,614	1,657	-2.6
Grand Total	2,703	3,339	-19.0	4,233	3,784	11.9	6,936	7,123	-2.6

Table 31a: Edmonton Metropolitan Area
Absorbed Single-Detached Units by Zone and House Type: June 2016

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	3	1	200.0	1	0	--	9	8	12.5	2	0	--	15	9	66.7
Northeast	0	2	-100.0	0	0	--	32	33	-3.0	0	0	--	32	35	-8.6
Northwest	2	2	0.0	0	0	--	47	83	-43.4	0	0	--	48	85	-42.4
South Central	0	2	-100.0	0	0	--	12	12	0.0	0	0	--	12	14	-14.3
Southeast	0	0	--	0	0	--	61	103	-40.8	0	0	--	61	103	-40.8
Southwest	5	3	66.7	0	1	-100.0	92	116	-20.7	0	0	--	92	120	-19.2
West	1	5	-80.0	0	0	--	62	83	-25.3	0	0	--	62	88	-29.5
Total Edmonton City	11	15	-26.7	1	1	0.0	315	438	-28.1	2	0	--	329	454	-27.5
Beaumont Town	1	0	--	0	0	--	9	10	-10.0	0	0	--	10	10	0.0
Calmar Town	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Devon Town	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Fort Saskatchewan City	0	1	-100.0	0	2	-100.0	12	15	-20.0	0	0	--	12	18	-33.3
Gibbons Town	0	0	--	0	1	-100.0	0	0	--	0	0	--	0	1	-100.0
Leduc City	2	3	-33.3	1	0	--	26	22	18.2	0	0	--	26	25	4.0
Leduc County	5	3	66.7	0	0	--	4	12	-66.7	2	5	-60.0	11	20	-45.0
Morinville Town	1	0	--	0	1	-100.0	6	4	50.0	0	0	--	6	5	20.0
Parkland County	3	8	-62.5	0	0	--	4	2	100.0	4	5	-20.0	11	15	-26.7
Spruce Grove City	0	2	-100.0	0	0	--	28	24	16.7	0	0	--	28	26	7.7
St. Albert City	4	1	300.0	0	0	--	11	19	-42.1	0	0	--	11	20	-25.0
Stony Plain Town	1	1	0.0	0	0	--	3	6	-50.0	0	2	-100.0	3	9	-66.7
Strathcona County	3	4	-25.0	0	0	--	16	11	45.5	0	0	--	16	15	6.7
Sturgeon County	4	3	33.3	0	0	--	10	6	66.7	4	3	33.3	14	12	16.7
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	1	1	0.0	0	0	--	1	0	--	0	0	--	1	1	0.0
Total Rural	25	27	-7.4	1	4	-75.0	130	131	-0.8	10	15	-33.3	166	177	-6.2
Grand Total	36	42	-14.3	2	5	-60.0	445	569	-21.8	12	15	-20.0	495	631	-21.6

Table 31b: Edmonton Metropolitan Area
 Absorbed Single-Detached Units by Zone and House Type: Year-to-Date 2016

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	—	0	0	—	0	0	—	0	0	—	0	0	—
North Central	11	5	120.0	3	4	-25.0	50	41	22.0	3	4	-25.0	67	54	24.1
Northeast	5	4	25.0	0	4	-100.0	178	151	17.9	0	0	—	183	159	15.1
Northwest	5	4	25.0	4	7	-42.9	244	481	-49.3	1	1	0.0	254	483	-48.5
South Central	2	4	-50.0	0	0	—	54	48	12.5	8	1	700.0	64	53	20.8
Southeast	5	3	66.7	4	4	0.0	390	448	-12.9	0	0	—	399	455	-12.3
Southwest	15	21	-28.6	3	1	200.0	508	638	-20.4	2	2	0.0	526	662	-20.2
West	8	28	-71.4	1	0	—	354	453	-21.9	5	0	—	368	481	-23.5
Total Edmonton City	51	69	-26.1	15	20	-25.0	1,778	2,280	-21.3	19	8	137.5	1,863	2,367	-21.0
Beaumont Town	4	3	33.3	0	0	—	70	66	6.1	0	0	—	74	69	7.2
Calmar Town	0	1	-100.0	0	0	—	9	11	-18.2	0	0	—	9	12	-25.0
Devon Town	1	0	—	0	0	—	1	2	-50.0	0	0	—	2	2	0.0
Fort Saskatchewan City	4	11	-63.6	0	2	-100.0	61	90	-32.2	1	0	—	66	103	-35.9
Gibbons Town	0	0	—	0	1	-100.0	1	2	-50.0	0	1	-100.0	1	4	-75.0
Leduc City	8	13	-38.5	1	1	0.0	108	127	-15.0	0	0	—	117	141	-17.0
Leduc County	19	28	-32.1	1	0	—	27	39	-30.8	7	10	-30.0	54	77	-29.9
Morinville Town	3	6	-50.0	0	1	-100.0	20	16	11.1	0	0	—	23	25	-8.0
Parkland County	23	45	-48.9	0	1	-100.0	28	10	180.0	10	16	-37.5	61	72	-15.3
Spruce Grove City	4	13	-69.2	0	0	—	109	156	-31.0	0	0	—	113	171	-33.9
St. Albert City	11	16	-36.9	0	0	—	63	82	-23.2	0	0	—	74	100	-26.0
Stony Plain Town	2	2	0.0	0	0	—	25	21	19.0	0	7	-100.0	27	30	-10.0
Strathcona County	26	22	27.3	0	3	-100.0	107	84	27.4	1	3	-66.7	138	112	21.4
Sturgeon County	24	27	-11.1	0	0	—	32	20	60.0	13	7	85.7	69	54	27.8
First Nations	0	0	—	0	0	—	0	0	—	0	0	—	0	0	—
Other Centres	7	6	16.7	1	0	—	5	3	66.7	1	1	0.0	14	10	40.0
Total Rural	138	195	-29.2	3	9	-66.7	666	733	-9.1	33	45	-26.7	840	982	-14.5
Grand Total	189	264	-28.4	18	29	-37.9	2,444	2,993	-18.3	52	53	-1.9	2,703	3,339	-19.0

Table 32a: Edmonton Metropolitan Area
Absorbed Multiple Units by Zone, Type and Tenure: June 2016

Area	Rental				Condominium			Other	Grand Total
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total		
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	17	3	19	22	0	18	18	5	62
Northeast	10	1	0	1	6	0	6	0	17
Northwest	27	18	0	18	10	0	10	0	55
South Central	12	0	2	2	0	24	24	0	38
Southeast	29	0	0	0	32	100	132	8	169
Southwest	49	8	46	54	1	167	168	15	286
West	33	0	0	0	9	1	10	0	43
Total Edmonton City	177	30	67	97	58	310	368	28	670
Beaumont Town	8	64	63	127	0	0	0	1	136
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	15	10	5	15	4	0	4	1	35
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	6	0	20	20	0	0	0	7	33
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	2	0	0	0	0	0	0	0	2
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	25	0	0	0	5	0	5	0	30
St. Albert City	5	4	0	4	0	0	0	0	9
Stony Plain Town	2	0	0	0	2	0	2	0	4
Strathcona County	4	0	17	17	0	0	0	0	21
Sturgeon County	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	0	0
Total Rural	67	78	105	183	11	0	11	9	270
Grand Total	244	108	172	280	69	310	379	37	940

Table 32b: Edmonton Metropolitan Area
 Absorbed Multiple Units by Zone, Type and Tenure: Year-to-Date 2016

Area	Semi-Det	Rental			Condominium			Other	Grand Total
		Row	Apt.	Total	Row	Apt.	Total		
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	84	20	421	441	6	304	310	11	846
Northeast	59	3	78	81	6	7	13	0	153
Northwest	81	18	14	32	85	8	93	0	206
South Central	57	0	8	8	0	67	67	0	132
Southeast	177	0	25	25	80	259	339	46	587
Southwest	278	17	547	564	22	232	254	79	1,175
West	158	0	35	35	47	108	155	12	360
Total Edmonton City	894	58	1,128	1,186	246	985	1,231	148	3,459
Beaumont Town	24	64	63	127	0	0	0	6	157
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	2	0	0	0	0	0	0	0	2
Fort Saskatchewan City	71	32	43	75	13	0	13	4	163
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	31	0	75	75	4	0	4	21	131
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	8	0	0	0	0	0	0	0	8
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	108	4	0	4	5	1	6	3	121
St. Albert City	26	18	3	21	3	0	3	0	50
Stony Plain Town	21	0	0	0	7	0	7	4	32
Strathcona County	36	0	57	57	3	11	14	0	107
Sturgeon County	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	3	3
Total Rural	327	118	241	359	35	12	47	41	774
Grand Total	1,221	176	1,369	1,545	281	997	1,278	189	4,233

Table 33a: Edmonton Metropolitan Area
Average and Median Price of Absorbed Single-Detached Units by Zone and House Type: June 2016

Area	Bungalow		Split Level		Two Storey		Other		Total	
	Average	Median	Average	Median	Average	Median	Average	Median	Average	Median
Zone Not Coded	.	.	.	.	.	.	.	.	.	.
North Central	419,133	445,000	279,900	279,900	647,324	554,894	3,225,000	3,225,000	764,684	489,900
Northeast	.	.	.	.	489,707	509,900	.	.	489,707	509,900
Northwest	429,000	429,000	.	.	585,536	559,450	.	.	579,014	557,088
South Central	.	.	.	.	858,211	769,444	.	.	858,211	769,444
Southeast	.	.	.	.	521,654	505,000	.	.	521,654	505,000
Southwest	656,740	719,700	.	.	648,418	527,250	.	.	648,847	528,300
West	741,100	741,100	.	.	599,338	468,350	.	.	601,588	469,300
Total Edmonton City	558,200	489,900	279,900	279,900	593,152	519,900	3,225,000	3,225,000	599,158	519,450
Beaumont Town	612,811	612,811	.	.	428,098	396,113	.	.	446,570	415,558
Calmar Town	.	.	.	.	.	.	.	.	.	.
Devon Town	.	.	.	.	.	.	.	.	.	.
Fort Saskatchewan City	.	.	.	.	450,075	450,000	.	.	450,075	450,000
Gibbons Town	.	.	.	.	.	.	.	.	.	.
Leduc City	669,613	669,613	498,113	498,113	427,292	418,150	.	.	446,446	419,500
Leduc County	630,864	499,900	.	.	673,407	702,099	256,666	256,666	578,298	568,117
Morinville Town	399,900	399,900	.	.	395,800	402,450	.	.	396,386	399,900
Parkland County	.	.	.	.	.	.	.	.	.	.
Spruce Grove City	.	.	.	.	471,019	468,077	.	.	471,019	468,077
St. Albert City	617,200	615,400	.	.	672,615	669,000	.	.	657,837	624,900
Stony Plain Town	2,500,000	2,500,000	.	.	576,233	479,900	.	.	1,057,175	639,900
Strathcona County	1,099,667	1,249,000	.	.	558,625	535,500	.	.	644,053	540,000
Sturgeon County	657,500	490,000	.	.	891,000	685,000	172,500	172,500	679,444	595,000
First Nations	.	.	.	.	.	.	.	.	.	.
Other Centres	699,000	699,000	.	.	370,000	370,000	.	.	534,500	534,500
Total Rural	777,412	609,356	498,113	498,113	523,538	478,441	200,555	177,500	546,905	480,404
Grand Total	704,341	600,000	389,007	389,007	572,988	507,610	632,619	180,000	582,179	507,610

Table 33b: Edmonton Metropolitan Area
Average and Median Price of Absorbed Single-Detached Units by Zone and House Type: Year-to-Date 2016

Area	Bungalow		Split Level		Two Storey		Other		Total	
	Average	Median	Average	Median	Average	Median	Average	Median	Average	Median
Zone Not Coded										
North Central	429,968	445,900	391,100	395,699	703,413	535,800	2,061,500	2,061,500	683,911	514,900
Northeast	520,990	495,900			494,279	492,150			495,009	494,900
Northwest	506,615	451,225	496,390	492,450	548,143	533,977	516,500	516,500	546,372	533,525
South Central	513,900	513,900			785,016	669,255	1,119,213	611,750	830,345	639,900
Southeast	510,518	505,680	523,237	511,650	552,119	532,140			551,306	531,710
Southwest	588,870	552,620	649,633	690,000	650,713	536,350	547,650	547,650	648,560	536,750
West	508,488	479,850	487,000	487,000	585,476	521,200	551,040	556,000	583,067	521,200
Total Edmonton City	516,702	465,740	512,514	487,000	590,709	530,000	969,094	585,250	591,759	529,900
Beaumont Town	499,540	502,724			444,596	439,802			447,566	447,300
Calmar Town					337,657	329,612			337,657	329,612
Devon Town	361,924	361,924			426,111	426,111			394,018	394,018
Fort Saskatchewan City	613,225	549,450			463,239	459,000	550,000	550,000	473,644	460,000
Gibbons Town					369,000	369,000			369,000	369,000
Leduc City	599,685	550,000	498,113	498,113	456,610	424,885			466,747	434,900
Leduc County	576,423	496,813	451,000	451,000	670,178	691,881	332,876	346,857	594,247	568,199
Morinville Town	389,967	390,000			382,730	390,000			383,674	390,000
Parkland County	718,000	725,000			759,363	726,225	169,900	169,900	679,735	713,725
Spruce Grove City	605,849	634,950			487,348	475,000			491,543	475,000
St. Albert City	762,873	679,000			672,142	650,000			685,629	650,000
Stony Plain Town	1,644,950	1,644,950			522,068	474,900			605,244	479,900
Strathcona County	717,814	597,500			663,933	540,000	1,800,000	1,800,000	681,929	546,000
Sturgeon County	633,636	575,000			931,875	785,000	258,636	180,000	717,000	610,000
First Nations										
Other Centres	540,333	527,000	390,000	390,000	381,000	383,000	320,000	320,000	463,182	383,000
Total Rural	652,263	563,899	446,371	451,000	549,564	496,338	365,817	280,000	558,907	498,113
Grand Total	610,163	545,000	501,490	486,500	579,759	521,000	644,253	516,500	582,050	521,000

Table 34a: Edmonton Metropolitan Area
Absorbed Units from Inventory by Zone and Type: June 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	6	0	--	23	1	2,200.0	29	1	2,800.0
Northeast	13	10	30.0	10	20	-50.0	23	30	-23.3
Northwest	17	26	-34.6	28	7	300.0	45	33	36.4
South Central	2	5	-60.0	7	2	250.0	9	7	28.6
Southeast	30	15	100.0	27	52	-48.1	57	67	-14.9
Southwest	29	20	45.0	48	39	23.1	77	59	30.5
West	20	17	17.6	14	1	1,300.0	34	18	88.9
Total Edmonton City	117	93	25.8	167	122	28.7	274	215	27.4
Beaumont Town	3	5	-40.0	4	0	--	7	5	40.0
Calmar Town	0	0	--	0	0	--	0	0	--
Devon Town	0	0	--	0	0	--	0	0	--
Fort Saskatchewan City	11	13	-15.4	19	3	533.3	30	16	87.5
Gibbons Town	0	0	--	0	0	--	0	0	--
Leduc City	16	9	77.8	31	13	138.5	47	22	113.6
Leduc County	0	1	-100.0	0	0	--	0	1	-100.0
Morinville Town	6	0	--	2	0	--	8	0	--
Parkland County	0	0	--	0	0	--	0	0	--
Spruce Grove City	16	6	166.7	16	18	-11.1	32	24	33.3
St. Albert City	3	7	-57.1	6	3	100.0	9	10	-10.0
Stony Plain Town	3	4	-25.0	3	7	-57.1	6	11	-45.5
Strathcona County	6	3	100.0	19	2	850.0	25	5	400.0
Sturgeon County	0	0	--	0	0	--	0	0	--
First Nations	0	0	--	0	0	--	0	0	--
Other Centres	1	0	--	0	0	--	1	0	--
Total Rural	65	48	35.4	100	46	117.4	165	94	76.5
Grand Total	182	141	29.1	267	168	53.0	439	309	42.1

Table 34b: Edmonton Metropolitan Area
Absorbed Units from Inventory by Zone and Type: Year-to-Date 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	—	0	0	—	0	0	—
North Central	18	12	50.0	306	38	705.3	324	50	548.0
Northeast	77	33	133.3	86	158	-45.6	163	191	-14.7
Northwest	97	86	12.8	72	31	132.3	169	117	44.4
South Central	16	11	45.5	43	15	186.7	59	26	126.9
Southeast	93	59	57.6	116	132	-12.1	209	191	9.4
Southwest	113	106	6.6	409	147	178.2	522	253	106.3
West	76	83	-8.4	102	16	537.5	178	99	79.8
Total Edmonton City	490	390	25.6	1,134	537	111.2	1,624	927	75.2
Beaumont Town	10	14	-28.6	8	2	300.0	18	16	12.5
Calmar Town	6	1	500.0	0	0	—	6	1	500.0
Devon Town	0	0	—	2	0	—	2	0	—
Fort Saskatchewan City	46	42	9.5	121	13	830.8	167	55	203.6
Gibbons Town	1	0	—	0	0	—	1	0	—
Leduc City	43	34	26.5	98	51	92.2	141	85	65.9
Leduc County	4	11	-63.6	0	0	—	4	11	-63.6
Morinville Town	10	2	400.0	5	2	150.0	15	4	275.0
Parkland County	5	8	-37.5	0	1	—	5	9	-44.4
Spruce Grove City	50	47	6.4	47	76	-38.2	97	123	-21.1
St. Albert City	27	29	-6.9	22	54	-59.3	49	83	-41.0
Stony Plain Town	17	9	88.9	20	35	-42.9	37	44	-15.9
Strathcona County	35	21	66.7	76	18	322.2	111	39	184.6
Sturgeon County	3	0	—	0	0	—	3	0	—
First Nations	0	0	—	0	0	—	0	0	—
Other Centres	3	3	0.0	0	0	—	3	3	0.0
Total Rural	260	221	17.6	399	252	58.3	659	473	39.3
Grand Total	750	611	22.7	1,533	789	94.3	2,283	1,400	63.1

Table 35a: Edmonton Metropolitan Area
Single-Detached Units Absorbed from Inventory by Zone and House Type: June 2016

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	—	0	0	—	0	0	—	0	0	—	0	0	—
North Central	2	0	—	0	0	—	4	0	—	0	0	—	6	0	—
Northeast	0	0	—	0	0	—	13	10	30.0	0	0	—	13	10	30.0
Northwest	0	1	-100.0	0	0	—	17	25	-32.0	0	0	—	17	26	-34.6
South Central	0	0	—	0	0	—	2	5	-60.0	0	0	—	2	5	-60.0
Southeast	0	0	—	0	0	—	30	15	100.0	0	0	—	30	15	100.0
Southwest	1	0	—	0	0	—	28	20	40.0	0	0	—	29	20	45.0
West	1	1	0.0	0	0	—	19	16	18.8	0	0	—	20	17	17.6
Total Edmonton City	4	2	100.0	0	0	—	113	91	24.2	0	0	—	117	93	25.8
Beaumont Town	0	0	—	0	0	—	3	5	-40.0	0	0	—	3	5	-40.0
Calmar Town	0	0	—	0	0	—	0	0	—	0	0	—	0	0	—
Devon Town	0	0	—	0	0	—	0	0	—	0	0	—	0	0	—
Fort Saskatchewan City	0	1	-100.0	0	1	-100.0	11	11	0.0	0	0	—	11	13	-15.4
Gibbons Town	0	0	—	0	0	—	0	0	—	0	0	—	0	0	—
Leduc City	0	1	-100.0	1	0	—	15	8	87.5	0	0	—	16	9	77.8
Leduc County	0	0	—	0	0	—	0	0	—	0	1	-100.0	0	1	-100.0
Morinville Town	1	0	—	0	0	—	5	0	—	0	0	—	6	0	—
Parkland County	0	0	—	0	0	—	0	0	—	0	0	—	0	0	—
Spruce Grove City	0	2	-100.0	0	0	—	16	4	300.0	0	0	—	16	6	166.7
St. Albert City	0	1	-100.0	0	0	—	3	6	-50.0	0	0	—	3	7	-57.1
Stony Plain Town	0	0	—	0	0	—	3	3	0.0	0	1	-100.0	3	4	-25.0
Strathcona County	2	1	100.0	0	0	—	4	2	100.0	0	0	—	6	3	100.0
Sturgeon County	0	0	—	0	0	—	0	0	—	0	0	—	0	0	—
First Nations	0	0	—	0	0	—	0	0	—	0	0	—	0	0	—
Other Centres	0	0	—	0	0	—	1	0	—	0	0	—	1	0	—
Total Rural	3	6	-50.0	1	1	0.0	61	39	56.4	0	2	-100.0	65	48	35.4
Grand Total	7	8	-12.5	1	1	0.0	174	130	33.8	0	2	-100.0	182	141	29.1

Table 35b: Edmonton Metropolitan Area
Single-Detached Units Absorbed from Inventory by Zone and House Type: Year-to-Date 2016

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	—	0	0	—	0	0	—	0	0	—	0	0	—
North Central	5	1	400.0	0	0	—	13	7	85.7	0	4	-100.0	18	12	50.0
Northeast	0	0	—	0	0	—	77	33	133.3	0	0	—	77	33	133.3
Northwest	0	1	-100.0	1	0	—	96	85	12.9	0	0	—	97	86	12.8
South Central	1	0	—	0	0	—	14	11	27.3	1	0	—	16	11	45.5
Southeast	0	0	—	0	1	-100.0	93	58	60.3	0	0	—	93	59	57.6
Southwest	2	4	-50.0	0	0	—	111	102	8.8	0	0	—	113	106	6.6
West	2	3	-33.3	0	0	—	74	80	-7.5	0	0	—	76	83	-8.4
Total Edmonton City	10	9	11.1	1	1	0.0	478	376	27.1	1	4	-75.0	490	390	25.6
Beaumont Town	1	0	—	0	0	—	9	14	-35.7	0	0	—	10	14	-28.6
Calmar Town	0	0	—	0	0	—	6	1	500.0	0	0	—	6	1	500.0
Devon Town	0	0	—	0	0	—	0	0	—	0	0	—	0	0	—
Fort Saskatchewan City	1	2	-50.0	0	1	-100.0	44	39	12.8	1	0	—	46	42	9.5
Gibbons Town	0	0	—	0	0	—	1	0	—	0	0	—	1	0	—
Leduc City	3	2	50.0	1	0	—	39	32	21.9	0	0	—	43	34	26.5
Leduc County	1	3	-66.7	0	0	—	3	7	-57.1	0	1	-100.0	4	11	-63.6
Morinville Town	1	0	—	0	0	—	9	2	350.0	0	0	—	10	2	400.0
Parkland County	3	5	-40.0	0	0	—	1	2	-50.0	1	1	0.0	5	8	-37.5
Spruce Grove City	0	8	-100.0	0	0	—	50	39	28.2	0	0	—	50	47	6.4
St. Albert City	2	7	-71.4	0	0	—	25	22	13.6	0	0	—	27	29	-6.9
Stony Plain Town	0	0	—	0	0	—	17	8	112.5	0	1	-100.0	17	9	88.9
Strathcona County	6	4	50.0	0	0	—	29	17	70.6	0	0	—	35	21	66.7
Sturgeon County	1	0	—	0	0	—	1	0	—	1	0	—	3	0	—
First Nations	0	0	—	0	0	—	0	0	—	0	0	—	0	0	—
Other Centres	1	3	-66.7	0	0	—	2	0	—	0	0	—	3	3	0.0
Total Rural	20	34	-41.2	1	1	0.0	236	183	29.0	3	3	0.0	260	221	17.6
Grand Total	30	43	-30.2	2	2	0.0	714	559	27.7	4	7	-42.9	750	611	22.7

Table 36a: Edmonton Metropolitan Area
Multiple Units Absorbed from Inventory by Zone, Type and Tenure: June 2016

Area	Semi-Det	Rental			Condominium			Other	Grand Total
		Row	Apt.	Total	Row	Apt.	Total		
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	8	0	9	9	0	1	1	5	23
Northeast	9	1	0	1	0	0	0	0	10
Northwest	10	18	0	18	0	0	0	0	28
South Central	5	0	2	2	0	0	0	0	7
Southeast	19	0	0	0	2	0	2	6	27
Southwest	23	4	11	15	1	5	6	4	48
West	12	0	0	0	1	1	2	0	14
Total Edmonton City	86	23	22	45	4	7	11	15	157
Beaumont Town	4	0	0	0	0	0	0	0	4
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	11	2	5	7	0	0	0	1	19
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	4	0	20	20	0	0	0	7	31
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	2	0	0	0	0	0	0	0	2
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	16	0	0	0	0	0	0	0	16
St. Albert City	2	4	0	4	0	0	0	0	6
Stony Plain Town	1	0	0	0	2	0	2	0	3
Strathcona County	2	0	17	17	0	0	0	0	19
Sturgeon County	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	0	0
Total Rural	42	6	42	48	2	0	2	8	100
Grand Total	128	29	64	93	6	7	13	23	257

Table 36b: Edmonton Metropolitan Area
Multiple Units Absorbed from Inventory by Zone, Type and Tenure: Year-to-Date 2016

Area	Semi-Det	Rental			Condominium			Other	Grand Total
		Row	Apt.	Total	Row	Apt.	Total		
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	33	7	252	259	0	3	3	11	306
Northeast	33	3	43	46	0	7	7	0	86
Northwest	30	18	14	32	2	8	10	0	72
South Central	35	0	4	4	0	4	4	0	43
Southeast	67	0	25	25	5	4	9	15	116
Southwest	99	10	259	269	6	17	23	18	409
West	58	0	25	25	4	6	10	9	102
Total Edmonton City	355	38	622	660	17	49	66	53	1,134
Beaumont Town	4	0	0	0	0	0	0	4	8
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	2	0	0	0	0	0	0	0	2
Fort Saskatchewan City	54	22	41	63	0	0	0	4	121
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	20	0	67	67	0	0	0	11	98
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	5	0	0	0	0	0	0	0	5
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	43	3	0	3	0	1	1	0	47
St. Albert City	14	5	3	8	0	0	0	0	22
Stony Plain Town	13	0	0	0	3	0	3	4	20
Strathcona County	24	0	39	39	2	11	13	0	76
Sturgeon County	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	0	0
Total Rural	179	30	150	180	5	12	17	23	399
Grand Total	534	68	772	840	22	61	83	76	1,533

Table 37a: Edmonton Metropolitan Area
Absorbed Units at Completion by Zone and Type: June 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	—	0	0	—	0	0	—
North Central	9	9	0.0	39	5	680.0	48	14	242.9
Northeast	17	25	-32.0	7	98	-92.9	24	123	-80.5
Northwest	32	59	-45.8	27	6	350.0	59	65	-9.2
South Central	10	9	11.1	31	5	520.0	41	14	192.9
Southeast	31	95	-64.8	142	52	173.1	173	140	23.6
Southwest	68	100	-32.0	238	445	-46.5	306	545	-43.9
West	43	71	-39.4	29	8	262.5	72	79	-8.9
Total Edmonton City	210	361	-41.8	513	619	-17.1	723	980	-26.2
Beaumont Town	7	5	40.0	132	10	1,220.0	139	15	826.7
Calmar Town	0	0	—	0	0	—	0	0	—
Devon Town	0	0	—	0	0	—	0	0	—
Fort Saskatchewan City	0	5	-100.0	16	8	100.0	16	13	23.1
Gibbons Town	0	1	-100.0	0	0	—	0	1	-100.0
Leduc City	13	16	-18.8	2	35	-94.3	15	51	-70.6
Leduc County	11	19	-42.1	0	0	—	11	19	-42.1
Morinville Town	1	5	-80.0	0	0	—	1	5	-80.0
Parkland County	11	15	-26.7	0	1	-100.0	11	16	-31.3
Spruce Grove City	12	20	-40.0	13	8	62.5	25	28	-10.7
St. Albert City	12	13	-7.7	2	0	—	14	13	7.7
Stony Plain Town	1	5	-80.0	1	4	-75.0	2	9	-77.8
Strathcona County	13	12	8.3	2	5	-60.0	15	17	-11.8
Sturgeon County	18	12	50.0	0	0	—	18	12	50.0
First Nations	0	0	—	0	0	—	0	0	—
Other Centres	1	1	0.0	0	0	—	1	1	0.0
Total Rural	100	129	-22.5	168	71	136.6	268	200	34.0
Grand Total	310	490	-36.7	681	690	-1.3	991	1,180	-16.0

Table 37b: Edmonton Metropolitan Area
Absorbed Units at Completion by Zone and Type: Year-to-Date 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	49	42	16.7	540	32	1,587.5	589	74	695.9
Northeast	104	126	-17.5	67	405	-83.5	171	531	-67.8
Northwest	157	407	-61.4	134	257	-47.9	291	664	-56.2
South Central	48	42	14.3	89	162	-45.1	137	204	-32.8
Southeast	306	396	-22.7	471	442	6.6	777	838	-7.3
Southwest	415	556	-25.4	766	988	-22.5	1,181	1,544	-23.5
West	292	398	-26.6	258	286	-9.8	550	684	-19.6
Total Edmonton City	1,371	1,967	-30.3	2,325	2,572	-9.6	3,696	4,539	-18.6
Beaumont Town	64	55	16.4	149	18	727.8	213	73	191.8
Calmar Town	3	11	-72.7	0	0	--	3	11	-72.7
Devon Town	1	2	-50.0	0	0	--	1	2	-50.0
Fort Saskatchewan City	19	61	-68.9	42	34	23.5	61	95	-35.8
Gibbons Town	0	4	-100.0	0	0	--	0	4	-100.0
Leduc City	74	107	-30.8	33	107	-69.2	107	214	-50.0
Leduc County	50	66	-24.2	0	0	--	50	66	-24.2
Morinville Town	13	23	-43.5	3	0	--	16	23	-30.4
Parkland County	56	64	-12.5	0	2	--	56	66	-15.2
Spruce Grove City	62	124	-50.0	73	101	-27.7	135	225	-40.0
St. Albert City	46	71	-35.2	27	13	107.7	73	84	-13.1
Stony Plain Town	10	21	-52.4	12	18	-33.3	22	39	-43.6
Strathcona County	101	91	11.0	31	130	-76.2	132	221	-40.3
Sturgeon County	66	54	22.2	0	0	--	66	54	22.2
First Nations	0	0	--	0	0	--	0	0	--
Other Centres	11	7	57.1	3	0	--	14	7	100.0
Total Rural	576	761	-24.3	373	423	-11.8	949	1,184	-19.8
Grand Total	1,947	2,728	-28.6	2,698	2,995	-9.9	4,645	5,723	-18.8

Table 38a: Edmonton Metropolitan Area
Single-Detached Units Absorbed at Completion by Zone and House Type: June 2016

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	1	1	0.0	1	0	--	5	8	-37.5	2	0	--	9	9	0.0
Northeast	0	2	-100.0	0	0	--	17	23	-26.1	0	0	--	17	25	-32.0
Northwest	2	1	100.0	0	0	--	30	58	-48.3	0	0	--	32	59	-45.8
South Central	0	2	-100.0	0	0	--	10	7	42.9	0	0	--	10	9	11.1
Southeast	0	0	--	0	0	--	31	88	-64.8	0	0	--	31	88	-64.8
Southwest	4	3	33.3	0	1	-100.0	64	96	-33.3	0	0	--	68	100	-32.0
West	0	4	-100.0	0	0	--	43	67	-35.8	0	0	--	43	71	-39.4
Total Edmonton City	7	13	-46.2	1	1	0.0	200	347	-42.4	2	0	--	210	361	-41.8
Beaumont Town	1	0	--	0	0	--	6	5	20.0	0	0	--	7	5	40.0
Calmar Town	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Devon Town	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Fort Saskatchewan City	0	0	--	0	1	-100.0	0	4	-100.0	0	0	--	0	5	-100.0
Gibbons Town	0	0	--	0	1	-100.0	0	0	--	0	0	--	0	1	-100.0
Leduc City	2	2	0.0	0	0	--	11	14	-21.4	0	0	--	13	16	-18.8
Leduc County	5	3	66.7	0	0	--	4	12	-66.7	2	4	-50.0	11	19	-42.1
Morinville Town	0	0	--	0	1	-100.0	1	4	-75.0	0	0	--	1	5	-80.0
Parkland County	3	8	-62.5	0	0	--	4	2	100.0	4	5	-20.0	11	15	-26.7
Spruce Grove City	0	0	--	0	0	--	12	20	-40.0	0	0	--	12	20	-40.0
St. Albert City	4	0	--	0	0	--	8	13	-38.5	0	0	--	12	13	-7.7
Stony Plain Town	1	1	0.0	0	0	--	0	3	-100.0	0	1	-100.0	1	5	-80.0
Strathcona County	1	3	-66.7	0	0	--	12	9	33.3	0	0	--	13	12	8.3
Sturgeon County	4	3	33.3	0	0	--	10	6	66.7	4	3	33.3	18	12	50.0
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	1	1	0.0	0	0	--	0	0	--	0	0	--	1	1	0.0
Total Rural	22	21	4.8	0	3	-100.0	68	92	-26.1	10	13	-23.1	100	129	-22.5
Grand Total	29	34	-14.7	1	4	-75.0	268	439	-39.0	12	13	-7.7	310	490	-36.7

Table 38b: Edmonton Metropolitan Area
Single-Detached Units Absorbed at Completion by Zone and House Type: Year-to-Date 2016

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	6	4	50.0	3	4	-25.0	37	34	8.8	3	0	--	49	42	16.7
Northeast	5	4	25.0	0	4	-100.0	99	118	-16.1	0	0	--	104	126	-17.5
Northwest	5	3	66.7	3	7	-57.1	148	396	-62.6	1	1	0.0	157	407	-61.4
South Central	1	4	-75.0	0	0	--	40	37	8.1	7	1	600.0	48	42	14.3
Southeast	5	3	66.7	4	3	33.3	297	390	-23.8	0	0	--	306	396	-22.7
Southwest	13	17	-23.5	3	1	200.0	397	536	-25.9	2	2	0.0	415	556	-25.4
West	6	25	-76.0	1	0	--	280	373	-24.9	5	0	--	292	396	-26.6
Total Edmonton City	41	60	-31.7	14	19	-26.3	1,298	1,884	-31.1	18	4	350.0	1,371	1,967	-30.3
Beaumont Town	3	3	0.0	0	0	--	61	52	17.3	0	0	--	64	55	16.4
Calmar Town	0	1	-100.0	0	0	--	3	10	-70.0	0	0	--	3	11	-72.7
Devon Town	1	0	--	0	0	--	0	2	-100.0	0	0	--	1	2	-50.0
Fort Saskatchewan City	3	9	-66.7	0	1	-100.0	16	51	-68.6	0	0	--	19	61	-68.9
Gibbons Town	0	0	--	0	1	-100.0	0	2	-100.0	0	1	-100.0	0	4	-100.0
Leduc City	5	11	-54.5	0	1	-100.0	69	95	-27.4	0	0	--	74	107	-30.8
Leduc County	18	25	-28.0	1	0	--	24	32	-25.0	7	9	-22.2	50	66	-24.2
Morinville Town	2	6	-66.7	0	1	-100.0	11	16	-31.3	0	0	--	13	23	-43.5
Parkland County	20	40	-50.0	0	1	-100.0	27	8	237.5	9	15	-40.0	56	64	-12.5
Spruce Grove City	4	5	-20.0	0	0	--	58	119	-51.3	0	0	--	62	124	-50.0
St. Albert City	8	11	-27.3	0	0	--	38	60	-36.7	0	0	--	46	71	-35.2
Stony Plain Town	2	2	0.0	0	0	--	8	13	-38.5	0	6	-100.0	10	21	-52.4
Strathcona County	22	18	22.2	0	3	-100.0	78	67	16.4	1	3	-66.7	101	91	11.0
Sturgeon County	23	27	-14.8	0	0	--	31	20	55.0	12	7	71.4	66	54	22.2
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	6	3	100.0	1	0	--	3	3	0.0	1	1	0.0	11	7	57.1
Total Rural	117	161	-27.3	2	8	-75.0	427	560	-22.4	30	42	-28.6	576	761	-24.3
Grand Total	158	221	-28.5	16	27	-40.7	1,725	2,434	-29.1	48	46	4.3	1,947	2,728	-28.6

Table 39a: Edmonton Metropolitan Area
Multiple Units Absorbed at Completion by Zone, Type and Tenure: June 2016

Area	Semi-Det	Rental			Condominium			Other	Grand Total
		Row	Apt.	Total	Row	Apt.	Total		
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	9	3	10	13	0	17	17	0	39
Northeast	1	0	0	0	6	0	6	0	7
Northwest	17	0	0	0	10	0	10	0	27
South Central	7	0	0	0	0	24	24	0	31
Southeast	10	0	0	0	30	100	130	2	142
Southwest	26	4	35	39	0	162	162	11	238
West	21	0	0	0	8	0	8	0	29
Total Edmonton City	91	7	45	52	54	303	357	13	513
Beaumont Town	4	64	63	127	0	0	0	1	132
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	4	8	0	8	4	0	4	0	16
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	2	0	0	0	0	0	0	0	2
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	8	0	0	0	5	0	5	0	13
St. Albert City	2	0	0	0	0	0	0	0	2
Stony Plain Town	1	0	0	0	0	0	0	0	1
Strathcona County	2	0	0	0	0	0	0	0	2
Sturgeon County	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	0	0
Total Rural	23	72	63	135	9	0	9	1	168
Grand Total	114	79	108	187	63	303	366	14	681

Table 39b: Edmonton Metropolitan Area
Multiple Units Absorbed at Completion by Zone, Type and Tenure: Year-to-Date 2016

Area	Semi-Det	Rental			Condominium			Other	Grand Total
		Row	Apt.	Total	Row	Apt.	Total		
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	51	13	169	182	6	301	307	0	540
Northeast	26	0	35	35	6	0	6	0	67
Northwest	51	0	0	0	83	0	83	0	134
South Central	22	0	4	4	0	63	63	0	89
Southeast	110	0	0	0	75	255	330	31	471
Southwest	179	7	288	295	16	215	231	61	766
West	100	0	10	10	43	102	145	3	258
Total Edmonton City	539	20	506	526	229	936	1,165	95	2,325
Beaumont Town	20	64	63	127	0	0	0	2	149
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	17	10	2	12	13	0	13	0	42
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	11	0	8	8	4	0	4	10	33
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	3	0	0	0	0	0	0	0	3
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	64	1	0	1	5	0	5	3	73
St. Albert City	11	13	0	13	3	0	3	0	27
Stony Plain Town	8	0	0	0	4	0	4	0	12
Strathcona County	12	0	18	18	1	0	1	0	31
Sturgeon County	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	3	3
Total Rural	146	88	91	179	30	0	30	18	373
Grand Total	685	108	597	705	259	936	1,195	113	2,698

Table 40: Edmonton Metropolitan Area
Percent Absorbed at Completion by Zone: June 2016

Area	% Absorbed at Completion		
	Singles	Multiples	Total
Zone Not Coded	0	0	0
North Central	81.8	68.4	70.6
Northeast	60.7	36.8	51.1
Northwest	84.2	87.1	85.5
South Central	76.9	48.4	53.2
Southeast	64.6	80.2	76.9
Southwest	72.3	81.2	79.1
West	75.4	56.9	66.7
Total Edmonton City	72.7	74.1	73.7
Beaumont Town	70.0	92.3	90.8
Calmar Town	0	0.0	0.0
Devon Town	0	0	0
Fort Saskatchewan City	0.0	35.6	34.8
Gibbons Town	0	0	0
Leduc City	76.5	100.0	78.9
Leduc County	100.0	0	100.0
Morinville Town	100.0	0	100.0
Parkland County	91.7	0	91.7
Spruce Grove City	66.7	43.3	52.1
St. Albert City	92.3	25.0	66.7
Stony Plain Town	14.3	50.0	22.2
Strathcona County	86.7	100.0	88.2
Sturgeon County	100.0	0	100.0
First Nations	0	0	0
Other Centres	100.0	0	100.0
Total Rural	80.6	71.2	74.4
Grand Total	75.1	73.4	73.9

Table 41: Alberta Centres with Population of 10,000+
Housing Starts

June 2016									
City	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Calgary	339	300	13.0	491	1,316	-62.7	830	1,616	-48.6
Edmonton	335	553	-39.4	541	784	-31.0	876	1,337	-34.5
Grande Prairie	2	5	-60.0	2	6	-66.7	4	11	-63.6
Lethbridge	33	65	-49.2	8	74	-89.2	41	139	-70.5
Medicine Hat	8	14	-42.9	2	4	-50.0	10	18	-44.4
Red Deer	12	17	-29.4	18	2	800.0	30	19	57.9
Wood Buffalo	0	0	—	0	0	—	0	0	—

Q2 2016									
City	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Bonneyville	12	16	-25.0	0	0	—	12	16	-25.0
Brooks	17	13	30.8	0	0	—	17	13	30.8
Camrose	13	9	44.4	26	14	85.7	39	23	69.6
Canmore	3	1	200.0	21	27	-22.2	24	28	-14.3
Clearwater County	13	26	-50.0	0	0	—	13	26	-50.0
Cold Lake	11	2	450.0	0	0	—	11	2	450.0
Foothills	27	32	-15.6	2	8	-75.0	29	40	-27.5
Grande Prairie County MD	27	90	-70.0	2	12	-83.3	29	102	-71.6
High River	14	7	100.0	0	2	-100.0	14	9	55.6
Lac-Sainte-Anne MD	22	32	-31.3	0	0	—	22	32	-31.3
Lacombe	11	13	-15.4	4	16	-75.0	15	29	-48.3
Lacombe County MD	11	25	-56.0	0	0	—	11	25	-56.0
Lloydminster (Alta. part)	10	21	-52.4	0	0	—	10	21	-52.4
Mackenzie No 23 MD	34	50	-32.0	6	2	200.0	40	52	-23.1
Mountain View County	14	8	75.0	0	0	—	14	8	75.0
Okotoks	4	22	-81.8	0	0	—	4	22	-81.8
Red Deer County	22	19	15.8	0	0	—	22	19	15.8
Strathmore T	10	19	-47.4	16	17	-5.9	26	36	-27.8
Sylvan Lake T	17	28	-39.3	27	8	237.5	44	36	22.2
Wetaskiwin	1	3	-66.7	13	0	—	14	3	366.7
Wetaskiwin County	14	23	-39.1	0	0	—	14	23	-39.1
Yellowhead County	10	16	-37.5	0	0	—	10	16	-37.5

Table 42: Alberta Centres with Population of 10,000+
Housing Starts: Year-to-Date 2016

City	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Calgary	1,466	2,161	-32.2	2,394	4,467	-46.4	3,860	6,628	-41.8
Edmonton	1,879	3,020	-37.8	3,058	6,321	-51.6	4,937	9,341	-47.1
Grande Prairie	37	46	-19.6	93	30	210.0	130	76	71.1
Lethbridge	223	253	-11.9	84	202	-58.4	307	455	-32.5
Medicine Hat	53	80	-33.8	12	20	-40.0	65	100	-35.0
Red Deer	57	130	-56.2	187	258	-27.5	244	388	-37.1
Wood Buffalo	7	42	-83.3	6	103	-94.2	13	145	-91.0
Bonneyville	18	28	-35.7	0	0	--	18	28	-35.7
Brooks	22	17	29.4	0	14	-100.0	22	31	-29.0
Camrose	28	23	21.7	34	30	13.3	62	53	17.0
Canmore	3	1	200.0	35	63	-44.4	38	64	-40.6
Clearwater County	24	32	-25.0	0	0	--	24	32	-25.0
Cold Lake	11	22	-50.0	0	60	-100.0	11	82	-86.6
Foothills	51	61	-16.4	2	12	-83.3	53	73	-27.4
Grande Prairie County MD	45	149	-69.8	84	12	600.0	129	161	-19.9
High River	18	17	5.9	0	2	-100.0	18	19	-5.3
Lac-Sainte-Anne MD	35	36	-2.8	0	0	--	35	36	-2.8
Lacombe	21	24	-12.5	4	16	-75.0	25	40	-37.5
Lacombe County MD	16	33	-51.5	0	0	--	16	33	-51.5
Lloydminster (Alta. part)	21	35	-40.0	0	0	--	21	35	-40.0
Mackenzie No 23 MD	38	75	-49.3	6	6	0.0	44	81	-45.7
Mountain View County	17	12	41.7	0	0	--	17	12	41.7
Okotoks	59	113	-47.8	10	16	-37.5	69	129	-46.5
Red Deer County	31	29	6.9	0	0	--	31	29	6.9
Strathmore T	31	27	14.8	44	31	41.9	75	58	29.3
Sylvan Lake T	37	64	-42.2	59	25	136.0	96	89	7.9
Wetaskiwin	7	7	0.0	13	0	--	20	7	185.7
Wetaskiwin County	27	27	0.0	0	0	--	27	27	0.0
Yellowhead County	35	25	40.0	0	0	--	35	25	40.0

Table 43: Alberta Centres with Population of 10,000+
Housing Completions

June 2016									
City	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Calgary	433	496	-12.7	1,333	786	69.6	1,766	1,282	37.8
Edmonton	413	623	-33.7	928	896	3.6	1,341	1,519	-11.7
Grande Prairie	5	44	-88.6	25	26	-3.8	30	70	-57.1
Lethbridge	77	118	-34.7	26	13	100.0	103	131	-21.4
Medicine Hat	12	23	-47.8	9	2	350.0	21	25	-16.0
Red Deer	12	36	-66.7	0	16	-100.0	12	52	-76.9
Wood Buffalo	0	22	-100.0	0	12	-100.0	0	34	-100.0

Q2 2016									
City	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Bonneyville	13	17	-23.5	0	0	—	13	17	-23.5
Brooks	10	17	-41.2	0	0	—	10	17	-41.2
Camrose	19	13	46.2	6	20	-70.0	25	33	-24.2
Canmore	0	0	—	28	22	27.3	28	22	27.3
Clearwater County	14	12	16.7	0	0	—	14	12	16.7
Cold Lake	3	15	-80.0	0	318	-100.0	3	333	-99.1
Foothills	24	31	-22.6	0	6	-100.0	24	37	-35.1
Grande Prairie County MD	34	66	-48.5	0	2	-100.0	34	68	-50.0
High River	7	11	-36.4	0	24	-100.0	7	35	-80.0
Lac-Ste-Anne MD	18	12	50.0	0	0	—	18	12	50.0
Lacombe	12	16	-25.0	4	11	-63.6	16	27	-40.7
Lacombe County MD	9	24	-62.5	0	0	—	9	24	-62.5
Lloydminster (Alta. part)	13	33	-60.6	0	0	—	13	33	-60.6
Mackenzie No 23 MD	12	31	-61.3	2	2	0.0	14	33	-57.6
Mountain View County	10	5	100.0	0	0	—	10	5	100.0
Okotoks	11	30	-63.3	0	0	—	11	30	-63.3
Red Deer County	15	14	7.1	0	0	—	15	14	7.1
Strathmore T	17	12	41.7	14	23	-39.1	31	35	-11.4
Sylvan Lake T	25	27	-7.4	21	20	5.0	46	47	-2.1
Wetaskwin	3	4	-25.0	0	0	—	3	4	-25.0
Wetaskwin County	14	12	16.7	0	0	—	14	12	16.7
Yellowhead County	9	9	0.0	0	0	—	9	9	0.0

Table 44: Alberta Centres with Population of 10,000+
Housing Completions: Year-to-Date 2016

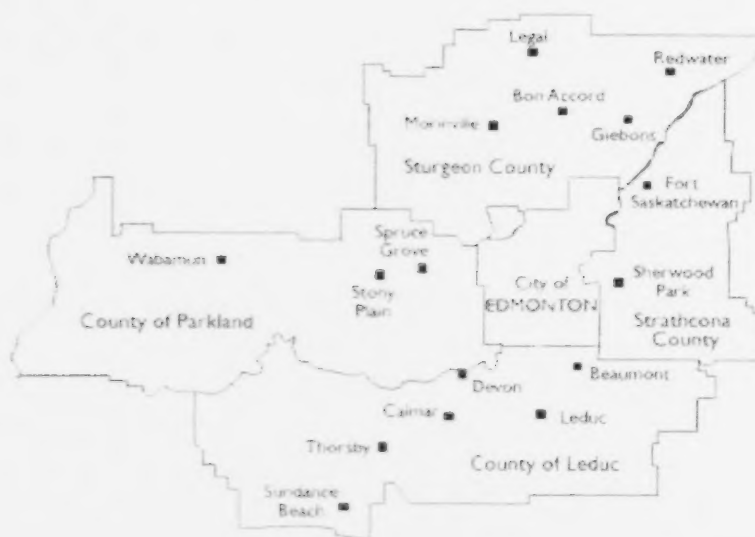
City	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Calgary	1,824	2,755	-33.8	4,728	4,356	8.5	6,552	7,111	-7.9
Edmonton	2,732	3,416	-20.0	5,008	4,118	21.6	7,740	7,534	2.7
Grande Prairie	49	130	-62.3	270	143	88.8	319	273	16.8
Lethbridge	330	289	14.2	190	62	206.5	520	351	48.1
Medicine Hat	84	98	-14.3	35	4	775.0	119	102	16.7
Red Deer	88	208	-57.7	102	95	7.4	190	303	-37.3
Wood Buffalo	15	153	-90.2	95	309	-69.3	110	462	-76.2
Bonneyville	27	47	-42.6	0	0	-	27	47	-42.6
Brooks	23	28	-17.9	0	0	-	23	28	-17.9
Camrose	27	31	-12.9	8	33	-75.8	35	64	-45.3
Canmore	1	5	-80.0	41	39	5.1	42	44	-4.5
Clearwater County	34	28	21.4	0	0	-	34	28	21.4
Cold Lake	8	41	-80.5	4	329	-98.8	12	370	-96.8
Foothills	60	70	-14.3	0	8	-100.0	60	78	-23.1
Grande Prairie County MD	74	139	-46.8	16	10	60.0	90	149	-39.6
High River	10	19	-47.4	0	44	-100.0	10	63	-84.1
Lac-Sainte-Anne MD	51	21	142.9	0	0	-	51	21	142.9
Lacombe	22	28	-21.4	10	16	-37.5	32	44	-27.3
Lacombe County MD	21	43	-51.2	0	4	-100.0	21	47	-55.3
Lloydminster (Alta. part)	43	82	-47.6	0	0	-	43	82	-47.6
Mackenzie No 23 MD	29	60	-51.7	2	6	-66.7	31	66	-53.0
Mountain View County	28	21	33.3	0	0	-	28	21	33.3
Okotoks	67	87	-23.0	0	0	-	67	87	-23.0
Red Deer County	36	39	-7.7	0	0	-	36	39	-7.7
Strathmore T	32	26	23.1	22	33	-33.3	54	59	-8.5
Sylvan Lake T	53	68	-22.1	53	43	23.3	106	111	-4.5
Wetaskiwin	5	8	-37.5	0	0	-	5	8	-37.5
Wetaskiwin County	28	21	33.3	0	0	-	28	21	33.3
Yellowhead County	21	27	-22.2	0	0	-	21	27	-22.2

Table 45: Alberta Centres with Population of 10,000+
Housing Under Construction

June 2016									
City	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Calgary	2,011	3,064	-34.4	9,071	11,705	-22.5	11,082	14,769	-25.0
Edmonton	2,503	4,295	-41.7	9,591	12,130	-20.9	12,094	16,425	-26.4
Grande Prairie	82	187	-56.1	81	174	-53.4	163	361	-54.8
Lethbridge	332	332	0.0	158	265	-40.4	490	597	-17.9
Medicine Hat	48	99	-51.5	12	71	-83.1	60	170	-64.7
Red Deer	71	133	-46.6	326	366	-10.9	397	499	-20.4
Wood Buffalo	25	52	-51.9	15	354	-95.8	40	406	-90.1

Q2 2016									
City	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Bonneyville	8	13	-38.5	0	0	-	8	13	-38.5
Brooks	12	6	100.0	16	34	-52.9	28	40	-30.0
Camrose	13	7	85.7	30	20	50.0	43	27	59.3
Canmore	3	1	200.0	118	176	-33.0	121	177	-31.6
Clearwater County	12	20	-40.0	0	0	-	12	20	-40.0
Cold Lake	10	7	42.9	0	0	-	10	7	42.9
Foothills	29	31	-6.5	2	6	-66.7	31	37	-16.2
Grande Prairie County MD	27	94	-71.3	95	20	375.0	122	114	7.0
High River	11	8	37.5	28	8	250.0	39	16	143.8
Lac-Ste-Anne MD	21	27	-22.2	0	0	-	21	27	-22.2
Lacombe	10	12	-16.7	68	14	385.7	78	26	200.0
Lacombe County MD	11	21	-47.6	0	0	-	11	21	-47.6
Lloydminster (Alta. part)	10	20	-50.0	8	32	-75.0	18	52	-65.4
Mackenzie No 23 MD	28	42	-33.3	15	39	-61.5	43	81	-46.9
Mountain View County	12	9	33.3	0	0	-	12	9	33.3
Oxotoks	47	129	-63.6	10	37	-73.0	57	166	-65.7
Red Deer County	19	18	5.6	21	0	-	40	18	122.2
Strathmore T	14	15	-6.7	32	19	68.4	46	34	35.3
Sylvan Lake T	15	34	-55.9	59	40	47.5	74	74	0.0
Wetaskiwin	3	3	0.0	13	0	-	16	3	433.3
Wetaskiwin County	10	19	-47.4	0	0	-	10	19	-47.4
Yellowhead County	20	18	11.1	0	0	-	20	18	11.1

Edmonton Area



Edmonton Census Metropolitan Area

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census.

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A **“dwelling unit”**, for purposes of the Starts and Completions Survey, is defined as a structurally separate self-contained living premise with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A **“start”**, for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units **“under construction”** as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A **“completion”**, for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term **“absorbed”** means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPE DEFINITIONS

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

The term **"multiples"** is equal to the sum of semi, row and apartment units.

STRUCTURE DESIGN ("HOUSE TYPE") DEFINITIONS

Bungalow: A ground-oriented detached residential structure with one level of finished living area above grade.

Split Level: A ground-oriented detached residential structure with at least three levels of finished living area (that do not constitute three storeys), one level of which may be partially below grade. Bi-levels are also captured within this category.

Two storey: A ground-oriented detached residential structure with two levels of finished living area above grade and each living area is approximately the same size.

Other: This category captures all remaining house types including, but not limited to, the following: one and a half storey, two and a half storey, three storey detached residential structures and certain prefabricated homes.

Undetermined: This term refers to instances where CMHC field enumerators were unable to determine dwelling type at time of enumeration. This is mainly due to the early stages of construction not reaching a point where structure design (house type) can be observed or is identifiable.

INTENDED MARKET

The "intended market" is the tenure in which the unit is being marketed. This includes the following categories:

Condominium or "condo" (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

CMHC – HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for almost 70 years.

CMHC helps Canadians meet their housing needs. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer objective housing research and information to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

For more information, visit our website at www.cmhc.ca or follow us on [Twitter](#), [LinkedIn](#), [Facebook](#), and [YouTube](#).

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.

Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically

to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/en/hoficlincl/homain

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to printed editions of MAC publications, call 1-800-668-2642.

©2016 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

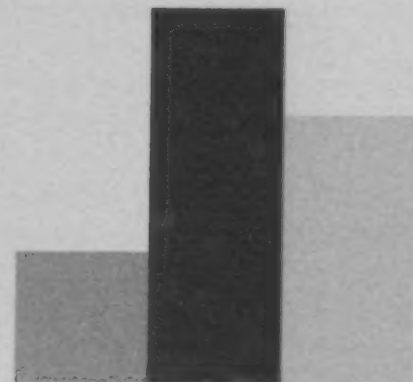
Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please complete the [CMHC Copyright request form](#) and email it to CMHC's Canadian Housing Information Centre at chic@cmhc.ca. For permission, please provide CHIC with the following information: Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on



FREE REPORTS AVAILABLE ON-LINE

Local, regional and national analysis and data pertaining to current market conditions and future-oriented trends.

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Assessment
- Housing Market Insight
- Housing Now Tables
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Regional and Northern
- Housing Market Outlook, Canada and Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Preliminary Housing Starts Data

- Rental Market Reports, Canada and Provincial Highlights
- Rental Market Reports, Major Centres
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

FREE DATA TABLES AVAILABLE ON-LINE

- Housing Construction Activity by Municipality
- Comprehensive Rental Market Survey Tables
- Comprehensive New Home Construction Tables

Get the market intelligence you need today!
**Click www.cmhc.ca/housingmarketinformation
to view, download or subscribe.**

CMHC's Market Analysis Centre provides a wealth of local, regional, and national data, information, and analysis through its suite of reports, data tables, and interactive tools.

- **Forecasts and Analysis –**
Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –**
Information on current housing market activities – starts, rents, vacancy rates and much more.

HOUSING MARKET INFORMATION PORTAL!

*The housing data you want,
the way you want it.*

- Information in one central location
 - Quick and easy access
 - Neighbourhood level data
- cmhc.ca/hmiportal

Housing Observer Online

Featuring quick reads and videos on...

- Analysis and data
- Timely insights
- Updates to housing conditions and trends & much more!

All links can be shared in social media friendly formats!



Subscribe today to stay in the know!
www.cmhc.ca/observer